

COLEBROOKE PARISH COUNCIL

Clerk: Mrs. P. Clapham BA(Hons), Penton Chapel, Christow, Exeter, EX6 7NP
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8th October 2026

To Members of Colebrooke Parish Council

You are hereby summoned to attend a Meeting of Colebrooke Parish Council, **to be held on Tuesday 20th October 2026 at 7.00 pm, in the Village Hall for the purpose of transacting the following business.**

Members of the public and press are invited to attend the meeting.

Penny Clapham

Penny Clapham BA(Hons) PSLCC
Clerk to the Council

AGENDA

1A) Co-option to Council -

1) Apologies for absence:

2) Declarations of Interest: In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declarations of Interests must be notified to the Monitoring Officer at Mid Devon District Council within 28 days of the change.

3) Public Discussion: An opportunity for members of the public to make representations, answer questions and give evidence in respect of any item of business on the agenda, or any matter of interest to the parish. The period of time designated for public participation shall not exceed 10 minutes. Reminder that members of the public are not allowed to raise issues when the Council is in committee.

4) County & District Councillor Reports (for information only) – questions for County Cllr. Cairney

- i. Why tar and chip the road surface before filling the potholes
- ii. Why do council workmen drive around at such speed

5) Chairman's Report (for information only)

6) Minutes – to approve the minutes of the meeting held on the 21st July 2026

7) Local Government Re-organisation – to receive updates.

8) PLANNING – Mid Devon District Council have asked for comments from the parish council on the following planning applications –

- i. 26/01056/Full Erection of an equestrian stable block and construction of manege together with associated fencing, Land at NGR 275555 100948 Ford Barn, Coleford.
Having reviewed the plans and consulted locally, Colebrooke Parish Council views the planned development of a Stable and Menage at Ford Barn in a positive light. The development is proportionate and in keeping with the character of the area and will not adversely impact neighbouring properties. There should be minimal environmental or highways impact from this development. Accordingly, the Council is supportive of this proposal. Emailed 15/09
- ii. 26/01140/FULL Erection of a dwelling following demolition of existing agricultural building utilising class Q fallback, land at NGR 274120 98266 southwest of Birchmans Farm, Bow.
Having reviewed the plans, consulted locally and conducted a site visit, Colebrooke Parish Council views the planned development in a positive light. The existing barn is in a dilapidated state and the proposed domestic property is a proportionate and sympathetic replacement. The removal of the existing barn should afford the trees and hedgerow in the immediate vicinity a better environment in which to grow. Whilst the loss of a section of the field in which the property will be sited could be viewed negatively, the choice of site is sensible as it avoids creating two smaller fields. The property will be on ground slightly lower than the adjacent road, minimising the visual impact to passers-by. Immediate neighbours have been supportive of the plans. Accordingly, the Council is supportive of this proposal. Emailed 15/09
- iii. 26/0216/FULL Erection of covered dung store hardstanding and track, Land at NGR 279100 100729, Crediton
Having visited the site location and reviewed the plans, Colebrooke PC is supportive of this application which seeks to adopt good practice in respect of covering dung storage facilities, as encouraged by the Environment Agency. The site location is opposite from the local Recycling Centre and is over 350m from the nearest residential properties. An existing gateway exists providing access from the road and the covered storage is unlikely to have a negative impact on traffic in the area. The proposed building appears proportionate to the requirement and in keeping with other agricultural construction in the area. Environmental, noise and surface water drainage impact all appears to be low, with the benefit that the dung storage will be covered, preventing rainwater run-off from the dung heap. Similarly, given the distance from other residential properties, air quality would be unlikely to be adversely affected by the store. Accordingly, Colebrooke Parish Council is supportive of the plans. Emailed 03/10

Decisions –

- i. 26/00507/FULL Construction of outdoor sand school, Wylspring Farm, Penstone
GRANTED

9) FINANCE

Expenditure	Employment August	£274.77
	Linden Lea – tidy cemetery & playground	£100.00
	<i>Payments made 1st September 2026</i>	
	Employment September	£327.08
	PAYE Q2	£217.40
	Visionict – hosted email accounts	£240.00

Payments made 15th September 2026

Employment October	tba
Linden Lea – grass cuts	£164.00
Clerk's Expenses Q2	£93.40

Income

Bank statement and Reconciliation circulated to all councillors prior to this meeting.
Council to resolve to accept the accounts as presented.

10) Website and email provision – to consider upgrading the Council website with a new provider. To agree actions and associated expenditure. Westernweb £550.00, one off payment. Parishes Online £350.00 annually (covers all costs). Aubergine (yet to be received)

11) Play Inspection Company – to consider and agree a repeat order for this company to inspect our playground next spring at a cost of £149 + VAT.

12) Hospiscare – to support fundraising ideas.

13) Internal Audit – to resolve to appoint Hania Lee of Lee Accounting as Council's internal auditor for year ending 31st March 2027

14) Budget setting – to resolve to set a date/time to pre-discuss the budget for 2027/2028, bearing in mind there could be election expenses May 2027.

15) Clerk's Report (for information only)

Items for information: Date of next meeting – 17th November 2026 at 7pm in the Village Hall.

Information emails

DALC Bulletin 34 (sent 04/08)

DALC Bulletin 41 (sent 18/09)

DALC Bulletin 38 (sent 01/09)

September Parish Report (sent 03/10)