

CULMSTOCK PARISH COUNCIL

Minutes of the Annual Meeting of the Parish Council held on 14th May 2025
at 7pm in Culmstock Village Hall

Present: Cllrs. Mrs L Jones (Chairman), Mrs J Zebedee, Dr C Bass, C Kay, Sarah Leppard, T Platel, J Bartlett, Mrs R Balchin and the Clerk. MDDC Cllr. Natasha Bradshaw was present for the democratic period. Four members of the public were present.

- 67. Democratic Period:** MDDC Cllr. Natasha Bradshaw reported here that additional information had been received in respect of planning application 25/00346/PIP as noted on the agenda. A parishioner spoke regarding the possibility of speaking at the MDDC Planning Committee meeting which is expected to take place in June.
- 68. Election of Officers.**
- 68.1** Chairman: Cllr. Miss Jones was proposed by Cllr. Kay and seconded by Cllr. Platel. There being no other nominations, Cllr. Miss Jones accepted the Office and signed a Declaration of Acceptance of Office form.
- 68.2** Vice Chairman: Cllr. Mrs Zebedee was proposed by Cllr. Sarah Leppard and seconded by Cllr. Dr Bass. Cllr. Mrs Zebedee accepted the Office and signed a Declaration of Acceptance of Office form.
- 69. Apologies:** Cllr. Simon Clist as MDDC and DCC Councillor.
- 70. Resignation of a Parish Councillor:** Mrs Jo Saunders has resigned. MDDC is to prepare a Notice of Vacancy for display.
- 71. Declarations of Interest:** In respect of planning application 25/00346/PIP - Cllr. Kay (DPI as a neighbour to the site) and Cllr. Sarah Leppard (DPI as currently listed on the self-build register). Cllr. Mrs Zebedee (DPI as personal payment) ref brown bin, minute reference 78.4.
- 72.** The minutes of the Parish Council meeting held on 9th April 2025 were approved and duly signed by the Chairman.
- 73. Appointment of representatives to advisory/working groups.**
- 73.1** Planning: Cllrs. Mrs Zebedee, Dr Bass, Mrs Balchin and Miss Jones.
- 73.2** P3/The Parish Paths: Mr M Barrow as P3 co-ordinator with assistance from the Volunteer Footpath Warden.
- 73.3** Highways: Cllrs. Dr Bass and Mrs Balchin.
- 73.4** Playing Field: Cllrs. Miss Jones, Sarah Leppard, Mrs Balchin and the Parish Warden (as correspondent).
- 73.5** Cemetery: Cllrs. Miss Jones, Mrs Zebedee, the Clerk and the Parish Warden (as correspondent).
- 73.6** Access, Common Land & Beacon: Cllrs. Miss Jones, Platel, Bartlett and Dr Bass.
- 73.7** Website: The Clerk.
- 73.8** Finance: The full council is responsible for the finance. A sub group was agreed of Cllrs. Miss Jones, Mrs Balchin and the Clerk; any other councillor may attend any informal meetings. Signatories on the Lloyds bank account to be Cllrs. Miss Jones, Mrs Balchin, Mrs Zebedee, Sarah Leppard and the Clerk. The Clerk to be the Responsible Finance Officer.
- 73.9** Personnel: Cllr. Miss Jones.
- 73.10** Flooding & Sewerage: Cllr. Dr Bass.
- 73.11** Emergency: Cllrs. Dr Bass, Kay & Sarah Leppard. .
- 74. Appointment of Representatives to:**
- 74.1** Culmstock Village Hall: Cllrs. Dr Bass, Miss Jones and Mrs Zebedee.
- 74.2** Blackdown Hills Parishes Network: Cllr. Dr Bass as correspondent.
- 74.3** Parish Magazine: Cllrs. Mrs Zebedee and Dr Bass as correspondents.
- 74.4** Fuel Allotment Society: Cllr. Miss Jones and Mr M Barrow (as correspondent).
- 74.5** Governing Body of the Primary School: Cllr. Sarah Leppard.
- 74.6** Culmstock Christmas Lights: Cllr. Miss Jones.

75 Planning and Planning Correspondence/Information.

75.1 Applications considered:

To note that additional information has been received in respect of: -25/00346/PIP - Permission in Principle for a phased development of between 3 and 9 Custom and Self Build dwellings. Land at NGR 310051 113426 North of Uffculme Road, Culmstock. *See declarations - Cllrs. Sarah Leppard and Kay left the meeting for this item.* It was agreed for Cllr. Miss Jones or Cllr. Platel to speak at the MDDC Planning Committee meeting in June.

25/00396/HOUSE Installation of 10 photovoltaic panels to South facing roof and 4 photovoltaic panels to East side lean to roof. Croft View, Silver Street, Culmstock. EX15 3JE. No objections.

25/00186/FULL Erection of agricultural storage barn and workshop. Hunters Lodge, Hunters Hill, Culmstock. EX15 3HH. No objections.

-It was agreed to request a site visit in respect of the following application which will be placed on the next agenda: 25/00561/FULL Retention of an extension to an agricultural barn. Land & Building at NGR 309838 113201 Uffculme Road, Culmstock.

75.2 Results from Mid Devon District Council.

To note that the following application has been withdrawn 24/00595/LBC - Listed Building Consent for the replacement of existing rooflights, Installation of photovoltaic panels on house and installation of rooflights on adjoining barn. Thornbank Farm, Fore Street, Culmstock. EX15 3JD.

25/00293/NMA Non-Material Amendment for 22/02186/FULL to reduce the size of the mobile home. Beacon View Farm, Nicholashayne, Wellington. TA21 9QY.

75.3 To discuss the options and possibility of a Neighbourhood Plan for Culmstock Parish - it was agreed to make arrangements for a professional to attend a future meeting to give a presentation.

75.4 Any other Planning Matters. (i) CPRE Planning Workshop - the Clerk and Cllr. Kay to attend. (ii) MDDC Planning Training & Updates - The Planning Team is offering training/updates to all Town and Parish Council's in respect of (i) New Housing Targets for Local Planning Authorities (ii) The Planning & Infrastructure Bill and (iii) The preparation of a new Plan for Mid Devon. It was agreed for some to attend training later in the summer.

76. Reports.

76.1 The Chairman/Vice-Chairman: None.

76.2 The Clerk. (i) Emergency Planning Workshop - 20/05: The Clerk and Cllr. Kay to attend.

76.3 P3/Footpaths and/or Access: A report was circulated to all - a start has been made on strimming/vegetation cutting - FP13 & 40 Maidendown to Redball, FP3 Hillside to Bowhayes, FP12A Silver Street to the river, FP1 fenced section from Blackwater Rd, FP12 fenced section and Hunken Wood, FP23 Lane End to Redball. Other works: FP 2 fallen tree cleared from path, broken board replaced on bridge, and handrail fitted for steps. FP3 cleared drainage ditch above Bowhayes & and replaced a section of fencing beside the roadside stile. FP12a repaired small piece of fencing.

76.4 Highways: The Clerk will contact the Neighbourhood Highways Officer regarding the possibility of replacing some road markings including Access Protection Markers.

76.5 Blackdown Hills Parishes Network. Cllr. Dr Bass will join the steering group meeting on 15/05/25.

76.6 Hillmoor Common: None.

76.7 Culmstock Cemetery: A brown bin has been ordered as previously agreed. Reimbursement to Cllr. Mrs Zebedee as 78.4.

76.8 Any other reports including reports from DCC & MDDC Councillors. (i) Bins at Culmstock Bridge - Cllr. Dr Bass. Due to the amount of rubbish being left at the two bins at Culmstock bridge, which are often overflowing in the summer months the possibility of specific signage will be considered.

77. Culmstock Play Area and Pavilion: An invoice for 50% has been received from Thunderbox Collective Ltd., in respect of the compost toilet. Payment of £2550 will be arranged as 78.2. Construction of the Petanque pistes is expected next month.

78. Finance.

78.1 Finance report & to note the balances: The bank balance was noted as at 30/04/25 as £71,140.76.
Credits received: Cemetery Fees - 04/04 - £200 x 2 (one in error - agreed to refund as below), MDDC precept first instalment 09/04 - £30,362.47.

Direct Debits taken: Nest 03/04 - £104.44, Lloyds Bank service charge 22/04 - £5.45, Open Spaces Society subscription 22/05 - £45.

78.2 Payments were resolved:

1. £ 823.24 Clerk - salary & expenses.
2. £ 186.07 Parish warden - salary & expenses. (*typo on agenda, entered incorrectly as £162.87*)
3. £ 24.14 SMA Services. Payroll provider.
4. £ 932.42 Countrywide Grounds Maintenance Ltd. Grounds Maintenance Contract.
5. £ 36.00 Culmstock Village Hall. Room hire.
6. £ 182.40 Eagle Plant. Portable toilet hire.
7. £ 808.08 MDDC. Bin emptying.
8. £ 612.00 Vision ICT. Annual support, 8 email accounts, SSL Certificate.
9. £ 35.11 M Barrow. P3 expenses.
10. £ 500.00 Blackdown Support Group. Grant.
11. £ 45.00 Geosphere Ltd. Parish Online, mapping renewal.
12. *No invoice received in respect of Sarah Leppard. Trees for Hillmoor Common. Deferred.*
13. £ 2550.00 Thunderbox Collective Ltd, ref 50% advance payment re: compost toilet.
14. £ 72.00 Mrs J Zebedee. Brown bin for cemetery. *See declarations.*
15. £ 200.00 R Grant Memorials, reimbursement due to overpayment.

78.3 Requests for financial support (i) Hospiscare - it was agreed for a grant of £200; to be placed on the next agenda. (ii) North Dartmoor Search and Rescue - agreed not to donate on this occasion.

78.4 Any other financial matters: the following payments were approved at 78.2 as expected payments - Payment 13 - £2550 to Thunderbox Collective Ltd. Payment 14 - Mrs J Zebedee £72. Payment 15 - R Grant Memorials £200.

79. Correspondence & Any Consultations: Correspondence: Various emails.

80. Items for information, future agenda items, and future meeting dates. Next meeting: 11/06/25.