

COLEBROOKE PARISH COUNCIL

Clerk: Mrs. P. Clapham BA(Hons), Penton Chapel, Christow, Exeter, EX6 7NP
Tel: 07903 172174 Email: clerk@colebrookeparishcouncil.org.uk

11th November 2025

To Members of Colebrooke Parish Council

You are hereby summoned to attend a Meeting of Colebrooke Parish Council, **to be held on Tuesday 18th November 2025 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

- 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)**
- 5) **Chairman's Report (for information only)**
- 6) **Minutes** – to approve the minutes of the meeting held on the 16th September 2025
- 7) **PLANNING** – Mid Devon District Council have asked for observations from the parish council on the following planning applications –
25/01248/FULL Erection of an agricultural building North of Redhill Thatch, Colebrooke
Comments sent in on October 3rd 2025

The proposal is for a livestock building to be erected on the small field, adjacent to the Okehampton to Crediton Railway line. Members of Colebrooke PC Planning Committee visited the site and spoke with the applicant during that visit and, at the previous week's Council meeting, the owner of the adjacent property. From the conversation with the applicant, the intention is to construct a livestock building 4 stalls on the field which sits remote from their main farm; the livestock building would be used as a TB Isolation facility, if required, allowing infected cattle to be housed separately from the main herd. When it was not required for this purpose, it would likely be used to house machinery or other agricultural equipment but this was not confirmed. Acknowledging that no electrical power was available on site, the applicant stated that solar power could be used to provide lighting and to pump water from the nearby stream to which they have access rights.

The local objections come from the neighbouring property and another property in the vicinity. Concerns were expressed regarding the size of the property and the fact that it would be in direct view from the adjacent property and from the nearby road. Following our site visit, the PC felt that moving the building to abut the road and rail fence lines, and adding screening, would reduce the visual impact on the neighbouring property. Concern was also expressed about an increase in agricultural traffic as a result of the erection of the building but it is unclear whether this would be the case, as the farmer already visits livestock in the field regularly.

Colebrooke PC wishes to support local industries within the parish, an area where agriculture predominates. Should the application be approved, we would hope that the applicant would take measures to address the concerns expressed by those in the immediate vicinity, particularly seeking to minimise the visual impact of the livestock shed to the nearby properties, minimising light and noise disturbance and also managing traffic flow to and from the building in a considerate manner.

- i. 25/01542/FULL Erection of extension to existing agricultural building, Land at Butsford Barton, Colebrooke.

Decisions –

- a) 25/00860/LBC Listed building consent for the installation of 10 replacement windows, Staddons, Colebrooke.
GRANTED
- b) 25/01189/FULL Formation of additional HGV parking spaces from 10-12, CC Haulage & Sons, Colebrooke.
GRANTED
- c) 25/01249/FULL Erection of dung storage building, Land at Landsend Farm, Colebrooke
APPROVED

8) FINANCE

Expenditure *Linden Lea – post removal and installation of new post +*

<i>Hedge cutting</i>	<i>£353.02</i>
<i>Employment October</i>	<i>£319.88</i>
<i>Red17 – noticeboard for cemetery</i>	<i>£247.80</i>
<i>Linden Lea – grass cuts 02 & 08/10 + Sept</i>	<i>£308.00 paid 21/10/25</i>

Visionict – website MOT	£174.00
DALC – clerk's attendance to conference	£30.00 (shared with E. Allington)
Clerk's expenses Q2	£133.20
N. Enderson – annual rent for play area	£200.00
Will Leech – gatepost at M. Green	£160.00
Employment November	£267.88

Bank statement and Reconciliation circulated to all councillors prior to this meeting.

Council to resolve to accept the payments as presented.

9) Village Hall Grant – to resolve to agree the grant of £1500.00 to the village hall towards upkeep.

10) Penstone Glade – application for a grant towards their insurance costs of £201.00.

11) Open spaces –

- i. Millennium Garden for discussion.
- ii. Rabbits digging into graves in the cemetery.
- iii. Wet pour kit/bird droppings on the swing seats – Cllr. Charlton-Anne to report

12) Internal Auditor – to resolve to appoint Hania Lee of Lee Accounting as Council's internal auditor for 2025/26

13) Budget – to receive first budget workings and discuss.

14) Clerk's Report (for information only)

- i. Community Emergency Plan – draft template circulated for initial discussions only.

15) Councillors Reports (for information only)

Items for information

Date of next meeting - Tuesday 20th January 2026 at 7pm in the Village Hall.

Information emails

Q & A from the Mid Devon state of the district report (sent 07/10)

DALC Bulletin 47 (sent 31/10)