

Hemyock Parish Council
Meeting of the Parish Council
held at Blackdown Healthy Living & Activity Centre, Hemyock at 7.30pm on 3 December 2025

Present

Councillors P Doble (Chair), Atkinson, A Doble, Parish, District & County Councillor Clist, Councillors Moon, Povah, Talbot and Ward together with Mrs S McGeever (Clerk).

Councillor Doble opened the meeting at 7.30pm.

1. Apologies for absence

Apologies for absence were approved for Councillor Summers.

An application for co-option had been received and circulated. Mr Joe Madge was present at the meeting and introduced himself and provided additional background information.

PROPOSAL: Mr Joe Madge be co-opted onto the Parish Council.

PROPOSER: Councillor Moon

SECONDER: Councillor Clist

DECISION: All in favour.

2. Declarations of Interest/Dispensations

Councillor Clist as a member of Mid Devon District Council and Devon County Council chooses not to participate in any planning application consultations.

Councillors P Doble and Ward were both members of Longmead Management Committee and Councillor P Doble was a Trustee of the BHLAC.

3. Public Participation

Members of the public raised the following points:

- Use of the old cemetery spoil heap
- The Bier House held equipment for the grave diggers.
- Highways – potholes at Castle Park and Pencross

4. To approve the minutes of the meeting on 5 November 2025

PROPOSAL: The council minutes of 5 November 2025 are approved as a true record of the meeting.

PROPOSER: Councillor Clist

SECONDER: Councillor Talbot

It was RESOLVED by those who had been present at the meeting that the minutes were a true record of the meeting, and they were duly initialled and signed by the Chair.

5. Chair's Announcements

The Chair wished all present a Merry Christmas and a Happy New Year.

6. Finance

In the absence of Councillor Summers, the Clerk ran through the financial information from the updated financial information circulated to councillors and reflected in these minutes.

6.1 To agree income and expenditure and bank reconciliations:

The information provided reflects the bank transactions to 30/11/25

INCOME (to 30 November 2025)

	November
Account ending 1298	0.00
Account ending 1308	0.00
Account ending 1311	0.00
Account ending 1324	20.00 Pizza van

EXPENDITURE – Invoices received 2025/26**Payments made in November to date**

03-Nov-25	MDDC DIRECT DEBITS	1251581	-53.00	
05-Nov-25	VALDA ENERGY LIMIT	VALDAENERGY	-30.18	
10-Nov-25	B/P to: I R Pike	CEMETERY GRASS	-388.00	
10-Nov-25	B/P to: I & Y Pike	REIMBURSEMENT	-83.19	
10-Nov-25	B/P to: e ingledew	P COUNCIL	-162.00	
10-Nov-25	B/P to: Mrs S M McGeever	EXPENSES	-63.05	
10-Nov-25	B/P to: Mrs S M McGeever	WAGES OCT25	-1111.96	
10-Nov-25	B/P to: hmrc cumbernauld	120PW00334133	-423.94	
10-Nov-25	B/P to: Chrissie Parker	HPC/0008	-103.90	
10-Nov-25	B/P to: Blackdown Healthy	PC 4119/4146	-32.00	
10-Nov-25	B/P to: dalc	6989 AND 6900	-102.00	
10-Nov-25	B/P to: Wood plumbing	LONGMEAD 3281	-324.00	
		5829/LONGMEAD		
10-Nov-25	B/P to: ST Electricals	IMPR	-2900.40	
		5905/LONGMEAD		
10-Nov-25	B/P to: ST Electricals	SAFE	-2480.14	
10-Nov-25	B/P to: fw3 ltd	974694	-29.26	
10-Nov-25	B/P to: bunyan plumbing	PARISH COUNCIL	-120.00	
10-Nov-25	B/P to: mddc	80031170	-44.46	
10-Nov-25	B/P to: J Stevens Contract	INVOICE 0329	-900.00	
10-Nov-25	B/P to: DCT	HEMYOCK PC	-50.00	
10-Nov-25	B/P to: R Taylor	PARISH COUNCIL	-125.00	
10-Nov-25	B/P to: mddc	20041832	-59.28	
27-Nov-25	B/P to J Stevens	Longmead	-18149.64	
31-NOV-25	Service Charge	Bank	-8.70	-27744.10

Invoice from RBL to be presented at the meeting if received

Invoices to pay for November (approval at December meeting):

Rates:

Car Park £636.23 1 x £53.23 11 x £53.00 Amount payable £636.23
(Direct Debit)

No	Amount	Payee	Reason
1.	160.00	I Pike	Village maintenance
2.	171.00	E Ingledew	Public Convenience
3.	6.00	S McGeever	Giff Gaff subscription
4.	862.54	S McGeever	Wages
5.	314.77	HMRC	PAYE/NI
6.	22.50	S McGeever	Mileage
7.	26.00	S McGeever	Expenses
8.	437.29	Husqvarna DD	Robot mowers

No	Amount	Payee	Reason
9.	29.46	Valda DD	Electricity – public convenience
10.	130.13	C Parker	Inventory
11.	16.00	BHLAC	Meeting room
12.	1541.09	MDDC	Grass cutting
13.	102.00	Bunyan Plumbing	Public convenience
14.	96.00	Bunyan Plumbing	Longmead
15.	72.00	MDDC	Brown bin permit*
16.	150.00	A Doble	Longmead container
17.	250.00	Valley Garden	Longmead
18.	110.00	RBL	Wreath
19.	470.00	Lights Brigade	Grant – November meeting
20.	340.00	Repair Café	Grant

PROPOSAL: The payments as listed above be paid immediately.

PROPOSER: Councillor P Doble

SECONDER: Councillor Talbot

DECISION: All in favour

Action: Clerk to set up payments

The Parish Council considered releasing funds from deposit accounts to pay for upcoming purchases:

MUGA – Skatepark and future projects

Land – Community Land Fund

Longmead Car Park - from current account funds

PROPOSAL: The funds be drawn from the accounts listed above.

PROPOSER: Councillor Clist

SECONDER: Councillor Talbot

DECISION: All in favour

Action: Clerk to set up payments

Bank Reconciliations

The November statements were not available when agenda was produced – updated information will be brought to the meeting and included in the minutes.

Bank account	Closing balance 31/10/2025	Monies in	Monies out	Closing balance 30/11/2025
Unity Trust Bank current 298	2409.01	30000.00	27744.10	4664.91
Unity Trust Bank deposit	150679.78		30020.00	120699.78
Unity Trust Bank GF	766.49			766.49
Unity Trust Bank P3	1327.40			1327.40

Details of the other bank accounts will be circulated prior to the meeting when statements are available

A bank reconciliation report (all accounts) will be prepared in Scribe for November 25, circulated to Parish Councillors for review prior to the meeting and are to be signed by the Chairman.

The bank total at the end of November 2025 was £581,664.15 but the majority was in earmarked reserves.

The eight-month budget report had been circulated to members of the Parish Council and showed a spend to date of approximately £98,000 which included funds that had been set aside for the War Memorial and Longmead Improvements.

6.2 Precept discussion

The Clerk advised that there were a number of variables this year as Local Government Reorganisation would have an impact both in terms of potential workload and the acquisition of non-statutory assets and services owned or carried out by MDDC or DCC. This could include play parks, car parks, litter and dog bins, grass cutting etc. It was likely that any unitary authority would have less money and that town and parish councils may need to take on such things as sports facilities or contribute to their costs.

The Clerk was awaiting the financial implications of acquiring assets or taking over services.

MDDC owned three play parks in Hemyock and land, and in principle, the Parish Council RESOLVED that these assets were of benefit to the residents and should be maintained with the proviso that MDDC should assist with the costs of any works that needed to be undertaken.

PROPOSER: Councillor Ward

SECONDER: Councillor Povah

DECISION: All in favour with the exception of Councillor Clist who abstained.

There was also the possibility that town and parish councils may need to more in relation to highways.

Whilst there were other funding sources available and the Parish Council should look to available grants for projects, the day to day running and upkeep of existing resources need to be covered by the precept together with building up reserves to replace equipment as and when necessary.

For this reason, the Clerk was suggesting an increase of between 25-40% for the year 2026/27. The band D collection figure for 2025/26 with a precept of £98000.00 was £107.53. A 25% increase would take the precept to £123000.00 and a band D figure of £134.20 or a 50% increase would take the precept to £147500.00 and a band D figure of £160.93.

A shadow unitary would come into effect May 2027 and any decisions on acquisitions would need both the District or County Council to agree as well as the unitary. The recommendation was that decisions were made and actioned before May 2027.

The Finance Committee would meet prior to the next Parish Council meeting to finalise the budget figures and make their recommendation and the Parish Council would vote at the January meeting to meet the deadline of 23 January 2026.

Effective communication to residents would be required to explain the increase in precept.

Going forward, it may be more financial effective if the leisure facilities were encompassed under a charity as more grant funding would be available.

6.3 To receive an update on the application for bank cards (Financial Regulations)

Application submitted

6.4 To receive an update on the change of key contact for Unity Trust Bank and changes for other bank accounts

Changes to the accounts can only take place by signatories.

HSBC – Update from Councillor Summers (online access required for the Clerk)

Cambridge Building Society – signatory work ongoing

Nationwide – verification of accounts ongoing

Skipton Building Society – address change achieved / signatory work ongoing

United Trust Bank – Councillor Summers setting up online banking

Unity Trust Bank – deleting signatory work ongoing

6.5 To receive information on S106 monies

No update

6.6 To receive requests for grants

- Mid Devon Mobility - forms awaited

6.7 Christmas Lights

Allocation of funds for Christmas Light prizes

PROPOSAL: The prize fund be the same as 2024/25

PROPOSER: Councillor P Doble

SECONDER: Councillor Ward

DECISION: All in favour

7. Planning

7.1 To consider the following applications:-

25/00881/OUT

Proposal: Outline application with all matters reserved, other than the point of access for the erection of up to 9 self or custom-build dwellings

Location: Land at NGR 313524 113461 Culmstock Road Hemyock

Councillor Clist has been present at the MDDC Planning Committee on 3 December 2025 and advised that the application has been approved. Discussions on S106 funding were ongoing and it had been confirmed that the Parish Council would still have access over the land to the cemetery.

25/01591/LBC

Proposal: Consent to install internet to property to include a fibre optic cable and junction box

Location: Culmbridge Mill Hemyock Cullompton

Site Vicinity Grid Ref: 314385 / 113545

Parish: Hemyock 26

The Parish Council could see no objection to the proposed works which would have been fully discussed with the Conservation Officer.

PROPOSAL: No objection

PROPOSER: Councillor A Doble

SECONDER: Councillor Atkinson

DECISION: All in favour with the exception of Councillor Clist who did not vote.

7.2 To receive the following decision notices/appeal decisions:-

The Parish Council noted the following approvals:

25/01214/HOUSE – APPROVED – 30 October 2025

Proposal: Erection of first floor extension following demolition of existing dormer extension

Location: Buncombe Cottage Hemyock Cullompton Devon

25/01313/TPO – APPROVED – 11 November 2025

Proposal: Application to reduce entire crown/canopy by 3m of 1 Ash tree protected by Tree Preservation Order 91/00001/TPO

Location: 2 Castle Barton Culmstock Road Hemyock Cullompton

7.3 To receive information regarding enforcement issues:

ENF/23/00164/COU – 13 July 2023

Re: Conversion of barn to dwelling

Shuttleton Castle Hill Hemyock

ENF/23/00214/BRE – 30 August 2023

Re: Home office used as living accommodation
Ploversfield Culmstock Road Hemyock

25/00188/COU – 10 October 2025

Change of use of land and erection of kennels
Land at NGR 312008 112296 Scotland Farm Hemyock

The Clerk had spoken with the Enforcement Officer in November and site visits are taking place.

8. Asset Management Reports

The Parish Council noted the Clerk's report.

8.1 Longmead

The Parish Council has made the decision to take the finances back in house and have the Longmead Management Committee as the Longmead Advisory Committee.

Consideration needs to be given to the wording of the Terms of Reference and the modus operandi for handling the accounts. A meeting is required and depending on the agenda in January, it might be possible to meet after.

Action: Clerk to ascertain availability

Councillor Ward advised that the Longmead Advisory Committee was working on a map/spreadsheet of responsibilities to ensure that all facilities were checked on a regular basis

The invoices had been sent to the football teams

The MUGA was awaiting the sand to be added and brushed in but this could only be done in dry, frost-free weather.

Councillor Ward had provided the Clerk with photographs of the green roof and decisions would need to be made on weather to maintain the roof or replace it with solar panels once quotes had been obtained.

The area by the containers was very muddy and it was suggested that a hard surface be put down.

Action: Councillor Povah

Update on matters brought to the Clerk's attention:

- a) Options for having a permanent license at Longmead Pavillion
The application for the licence is ongoing and it was believed the Parish Council be the licensee.
- b) Online booking system for the facilities at Longmead Pavillion
The Clerk was awaiting details of all booking requirements from the Longmead Advisory Committee
- c) Inventory of equipment at Longmead
The Clerk had requested that an inventory of equipment should be put together by the Longmead Advisory Committee - outstanding
- d) Insurance
The second insurance policy will run to May 2026 to cover the handover.
- e) Terms of Reference for the Longmead Advisory Committee
See note above regarding a meeting.
- f) Quotes for upgrading the football pitches in the spring
Work ongoing
Action: Councillor Ward

- g) The fire extinguisher service will be due for payment
The Clerk was awaiting the invoice outstanding.
- h) Update on robotic mowers
It is understood that the robotic mowers are working well and should be cutting the whole area.
Request for confirmation sent.
- i) Electricity contract (EDF/VALDA)
Two signatories on the Unity Trust Bank current account signed the direct debit mandate.
Possibility of grants for solar panel/battery system to run all sports facilities/electric car charges
would be determined by the decision on the green roof.
- j) Update of MUGA refurbishment (2G surface ordered) and an opening ceremony
Work scheduled to finish early December 2025. Padlocks bought as a interim solution.
- k) Play park repairs
Equipment ordered – delivery December
- l) Acoustic equipment
The Longmead Advisory Committee wish to improve the acoustics in the building.
Quotes requested.
- m) Recycling bins
Clerk awaiting information from Longmead Advisory Committee
- n) Longmead roof
Photos received, emails being sent and responses awaited.
- o) Netball posts
The request for the purchase of new netball posts would be discussed at the Finance Committee.

Ongoing actions:

Planning application for a Certificate of Lawfulness ongoing.

The planned improvements are almost complete.

8.2 War memorial

Nothing to report.

8.3 Cemetery

Hedging

Councillor Ward was awaiting the posts and netting.

Spoil Tip

Completed and an email was being sent to all funeral directors etc. Councillor Ward would source the plants to provide the screen.

Bier House

A decision on the Bier House would be moved to the Spring.

Path to extension

This will be required during the course of the next 12 to 18 months at current burial rates.

Moving to online records

Councillor P Doble advised that the move to online records would take place in the New Year.

Brown bin

A Brown Bin for the cemetery had been actioned as requested by residents.

Any further updates from Councillor A Doble.

8.4. Blackdown Healthy Living and Activities Centre

The Clerk advised that

- Work to the trees would be going ahead in November
- The Riverbank report had been received and Connecting the Culm were looking at funding.

8.5 The Parish Store

Councillor P Doble advised there was nothing to report.

8.6 The Commons

Councillor Moon advised that repairs to the gate were ongoing.

8.7 Public Conveniences

Councillor Povah advised that the works to repair and refurbishment the public conveniences was ongoing. The new windows were in and work to the floor was being actioned before the new sanitary ware was put in. Following further recent damage, the Parish Council debated locking the toilets at night. This would require someone to open and close them every day. An alternative might be a lock with a timer.

Action: Clerk to investigate

8.8 Car Park

The Clerk advised that she was still awaiting a date for MDDC to resurface the car park. The repairs to the lights were ongoing.

DCC are moving closer to appointing an electric car charger contractor/partner.

The Baptist Church would be taking action on the wall in the Spring.

8.9 Village Maintenance

Maintenance continues around the village.

Outstanding issues:

- Handrail at Eastlands – Councillor Povah advised that he was awaiting the hardwood posts.
- Repairs to the millennium seat – Mr Pike reported that the work should be completed before the next Parish Council meeting.

8.10 Ground Maintenance

Councillor Povah and the Clerk are putting together a document of current hourly rates for those undertaking ground maintenance in the village.

9. Project Reports

The Parish Council noted the Clerk's report:

9.1 Community Land (Cavanna)

The Chair advised that

- Information from solicitor
- Proposal from Cavanna – information circulated
- Proposed purchase of additional land to facilitate access

would be discussed in Part 2.

9.2 Station Road Pavement

Councillor Povah advised that an update from solicitor would be discussed in Part 2.

9.3 Connecting the Culm/DRIP

The Clerk was awaiting the signed copy of the Memorandum of Understanding (cameras) from DCC.

Councillor P Doble advised that he was awaiting a date for the floodgate to be fitted at The Garages.

9.4 Skatepark

In the absence of Councillor Summers no report was given.

9.5 Assistance for the Clerk

The Clerk advised that Mrs Parker is happy to provide assistance once the inventory is complete.

9.6 Longmead Carpark

The work had been completed.

9.7 Building Maintenance

A building maintenance plan had been started in 2020 but not followed. The Parish Council RESOLVED to agree the principle having a budgeted, maintenance plan for all assets and that funding may be required to achieve this.

Action: Councillor Povah/Clerk

10. Community Matters

10.1 Garages Youth Project

Councillor P Doble advised that there was nothing to report.

10.2 Hemyock Community Larder

Councillor P Doble advised that the community larder continued to attract residents.

10.3 Footpaths (P3)

Councillor Povah advised that he had nothing new to report.

The work required to the bridge had been further postponed due to the bank being eroded and was now scheduled to take place in the spring.

The Clerk read out a report on preparations and fundraising for the next Hemyock Day.

11. Highways

The Parish Council noted the report from the Clerk:

Report from Clerk

- Road Warden
Claim being made for equipment purchased.
Claim being made for cones
- 20mph applications/speed limits
Information was awaited from DCC.

The Clerk advised that the cost of VAS units was around £8000 for two units but did provide valuable information.

DCC Highways policy on mirrors

Meeting requested – no update.

Parklands Play Area

It was noted that hedges between 2 Parklands and the Parklands Play Area were being cut.

Barriers

The section from Castle Park to where it links with FP34 has no recorded status, not PROW or linking footway. There would need to be some kind of legal process to change this. The staggered barriers were most probably installed by the developer, 70s or 80s. DCC would not be able to just remove them, however, the PC could if there was local support for it.

The kissing gate at junction of FP34 and station road, DCC do not own the gate or indeed the land used by the footpath. Normally gates and stiles exist to control stock, strictly speaking that is their only purpose, and why they belong to the landowner. Up until the construction of the housing estate, this gate gave access to the path across what was a field.

DCC would be uneasy to just remove the gate, as permission from the landowner would be required. A minor scheme safety assessment should be carried out, without this any changes any changed would make DCC vulnerable should there be an accident.

Action: Clerk to follow up.

Councillor Povah also wished to address the barriers at Hollingarth and Station Road opposite the industrial estate.

Action: Clerk to follow up.

12. Police matters

12.1 Crime

There had been another incident at the Public Conveniences – see discussion on closing them.

12.2 Councillor Advocate Scheme

Councillor Clist had nothing to report.

13. MDDC Report

Councillor Clist gave a brief report Local Government Reorganisation advising that three representations had been submitted to the Government. His concern was that funding would go to urban areas and not to the rural areas of Devon.

Tilted balance meant that more planning applications would be received and it would be very difficult for MDDC to refuse developments and he expected applications in Hemyock. Without the improvements to J28, the proposed 7500 houses at Cullompton could not be built.

14. DCC report

Councillor Clist advised that much of DCC's time was spent on the implications of Local Government Reorganisation and balancing the books and there could be a shortfall.

15. Public Relations

Public relations and social media

Councillor Talbot advised that she had nothing to report other than information received from MDDC and DCC was regularly posted to update residents.

Report from Clerk

The email addresses had been set up and councillors would receive information on logging it etc.

The 7-day deletion option to the WhatsApp group had been activated.

16. Clerk Update/Correspondence

Maintenance of the park below Lower Millhayes

No update received

Station Road Drainage

Councillor Povah would speak to Clayhidon's lengths man to ascertain the cost of clearing the drains.

The Clerk would speak to DCC.

Emergency Plan

This is a work in progress and will require an Open Meeting for residents. The 2012 Emergency Plan has been circulated to councillors.

Date to be set.

Neighbourhood Plan

A meeting had been arranged with a planning consultant, Councillor Bradshaw and Devon Communities Together on 20th January.

Blackdown Hill Parish Network

Information circulated

Housing Needs survey

Awaiting update from Devon Communities Together/MDDC

Use of an image and request for payment on Hemyock.org

Discussion on the use of the image was ongoing.

17. Matters raised by Councillors/meetings attended

Councillor Talbot asked about the walkway over the ransom strip into Longmead because tree roots were a trip hazard.

Action: Councillor Povah

Councillor Povah advised that some work may need to be done to the front wall of the cemetery.

Action: Councillor A Doble

18. Items for the next agenda

As detailed in these minutes.

19. Dates of the next meetings:

Full Council Meeting - Wednesday, 7 January 2026

Dates to be set for:

Asset Management Working Group

Action Plan Meeting

Skatepark Meeting

Finance Committee

Signed _____ Date _____
Chairman

Part 2

The Chairman called for the public and press to be excluded from the agenda items where the items for discussion were either confidential or exempt as defined in Schedule 12 of the Local Gov Act 1972 and called for a resolution to be passed by full Council to prove the exclusion.

PROPOSAL: The Parish Council move to Part 2 for discussions relating to items 8.1 and 8.2.

PROPOSER: Councillor P Doble

SECONDER: Councillor Clist

DECISION: All in favour.

Community Land

The Clerk had provided further correspondence from the solicitor relating to the handover of the Community Land from Cavanna and advised that advice had also been sought from MDDC S106 as the use of the land as part of the building process. This use had altered the profile of the land.

A number of queries relating to the proposed contract remained outstanding and a meeting with Cavanna and both solicitors had been requested.

Offer from Cavanna

Cavanna had given an ultimatum on the acceptance of their offer by 31 January 2026. Any changes to the contract could not take place unless the offer was accepted.

The Parish Council noted the 3m variation in the height of the land and would again look to have a drainage specialist look at the land.

The Clerk had asked Cavanna to provide a schedule of the works they proposed together with the equipment being used and requested that a rationale for not spraying the land be provided. The details would be available at the next meeting.

Station Road

The Parish Council received a report from Councillor Povah and the Clerk and it was confirmed that contracts had now been sent to both parties.

The need to extend the access area was discussed and agreed to help facilitate the signature of the documentation.

The subject of the footpath would come off the agenda until such times as the contracts were signed.

Land in the village

It was hoped that contracts would be exchanged before Christmas and then a meeting would take place to discuss the management of the land.