



Okehampton Hamlets Parish Council

Minutes, number 325 of the Ordinary council meeting held on Tuesday 4 November 2025 at 7 pm at Meldon village hall, Meldon, Okehampton

Councillors Present -

M Cooper - Chair
M Littlejohns
J Heard
B Wood

Also present Emily Young Parish Clerk and Cllrs George Dexter and James Grainger

Cllr Cooper opened the meeting at 7pm

1. Chairmans welcome Cllr Cooper welcomed everyone and thanked them for coming.

2. Members of the Public – None

3. Declarations of Interest – Cllr Cooper declared an interest in item 6.3.1

4. Apologies – Received from Cllrs Norris, Goffey, P Heard. Accepted by all.

5. Approval of Minutes of previous meeting held on 7 October 2025 and the EOM held on 30 October 2025

The minutes were approved as being an accurate record and were signed by Cllr Cooper. Proposed by Cllr Wood, seconded by Cllr J Heard, agreed by all.

6. Planning – to consider and agree response to applications listed below together with any others received up to date of this meeting.

6.1.1 2931/25/FUL – <https://westdevon.planning-register.co.uk/Planning/Display/2931/25/FUL?cuuid=3C5E7194-480E-4693-B4FF-1D6CC3DA0996>

Proposed installation of additional window to front elevation of unit 6E – Unit 6E, Cranmere Road, Exeter Road industrial estate, Okehampton EX20 1UE – **Proposed to support by Cllr Wood, seconded by Cllr Littlejohns, agreed by all.**

6.2 Planning decisions – To note:

6.2.1 Ref – 2255/25/FUL – Land opposite industrial estate, Exeter Road, Okehampton. **Decision – approved 1/10/2025**

6.3 Planning withdrawn – to note:

6.3.1 Ref – 2246/25/VAR – Mole Avon, Stockley

6.3 Planning correspondence – None

7. DCC and WDBC – to consider the Councillors written reports/updates.

Cllr George Dexter

Crediton Road Footpath

A plan for the delivery of the footpath is now in place, which will be delivered by Devon County Council using the funding provided by West Devon Borough Council.

The funding is made up of £100,426.41 Section106 associated with the Deed of Variation application 3493/23/VPO paid by the housing developer. A further £150,000 is coming from deferred UKSPF budget allocated to Active Travel in West Devon.

The plan includes:

- Provision of a new footway on the north side of the B3215 linking Fort Rd and Minerva Way;
- Removal / cutting back existing hedgerows and associated vegetation;
- Provision of a new dwarf retaining wall to locally raise the proposed footway level to mitigate the impact on an existing tree (TPO Ref: N186);
- Adjustments in level to 2 utility covers to suit the proposed footway levels;
- Adjustments/relocation of existing signage; and
- Kerbing, including dropped kerbs to construction site access.

It is intended that the path should be completed by Summer 2026. DCC will provide 6 weekly updates on progress, with the next update in early December.

Key Milestones

Stage/Work	Length	Month	Undertaken by	Notes
Ecology surveys	3 months	Sept - Nov	DCC	Limited expected
Detailed design progressed	3 months	Oct '25 – Jan '26	WSP (Design Consultant)	
Engagement	4 weeks	Nov - Dec	DCC	
Procurement	1-3 months	Feb – Apr '26	DCC/WSP	
Construction	2-3 months	Jul -Aug '26	DCC/WSP/Contractor	

The latest project update.

- WSP have been appointed as design consultant
- WSP and DCC have carried out a site visit
- WSP have indicated that the high-level programme dates are realistic
- Topological survey has been undertaken
- Detailed design is expected to be complete by the end of December. It is only after the detailed design is completed that WSP can review the high-level cost estimate, but DCC are confident the project will come in under £250k. This will also cover the new road crossing that is being separately funded by DCC.

Cllr T Leech

The majority of what West Devon Borough Council has been doing in the last month has all been around the proposed changes in Local Authorities. The meeting that was held in the Ockment Centre to discuss the possible options that will be going to the Government was very badly attended, with a few of those present wanting the north of West Devon moved to either mid Devon or Exeter. Most of the Districts / Boroughs still believe that the 1 – 4 – 5 option is the best for all of Devon.

For any ordinary members of WDBC, there have not been any formal meetings at all for five weeks, so any other information on what is going on is hard to come by, except by reading the publicly available weekly briefings.

Link Road - It finally opened on the Saturday before Exeter Road was closed, and it seems to have stopped the closure causing serious issues around the town. However, it will have to close again to enable the road surface, and some drainage works to be completed. The one thing I have noticed is that as people park on the bends at the moment, double yellow lines will be required as two of the bends are blind ones and without some form of control on coming traffic will be a problem.

St James Primary School - The WD enforcement team will be checking to see if the work to the playing field now complies with the Planning Permission, so that this can finally be signed off.

Parcel 4b footpaths - No change with this issue.

Parcel 4a Footpath - No change with this either.

Crediton Road footpath and Link Road - As far as I know, the design work is underway but might have been slowed down due to the summer holidays.

Kellands Lane blockage - Someone has moved a few blocks to make it easier for pedestrians to get through this area. The planning application for the developer's site has now been assessed by the planners. A lot is riding on this application going through, as it covers the opening of the blockage. However, even if it is, the blockage could go on for a number of years yet, and I have been pushing (as I have for years now) for other options to be taken more seriously.

Exeter Road Persimmons site - Access issues. Still no news on this.

Persimmons Crediton Road site: Additional play equipment - This is yet another issue that just rolls along without an end date in sight. It's no good serving a notice etc. if we are not going to press forward with it.

Lidl - The information that has been circulated around the area re Lidl's future cannot be debated yet by myself or others who are involved with making decisions on any formal application, as we could easily be accused of pre-determining to outcome.

Devolution - Although every authority in Devon is for a Mayoral system for Devon, as far as I know, no one has asked the ordinary elected members what they think or indeed the public at large.

8. To receive reports from meetings and events attended by Parish Council representatives

Cllr Wood – attended Oke Rail meeting last week. They are trying to get 3 carriage sets for end of 2026. After March 29 2026 the interlink station should open. Between 21-29 March 2026 the railway will be totally closed. Feedback has been given that trains to Okehampton and Barnstaple are not operating late enough in the evenings.

Attended West Devon matters on-line meeting – ASB is a concern, supporting rural crime aspects, currently there are no highway patrols on A30 so Police are covering here. Next meeting (face-to-face) 12 November in Okehampton Police station.

9. Finance –

9.1 Accounts for payment –

Mrs E Young wages	£683.40
Mrs E Young – travel	£27.90
Mrs E Young – expenses	£52.40
Meldon hall hire	£25.00
Broadbury landcare 4 x grass cuts	£160.00
West country grounds maintenance grass	£80.40

Resolved accounts be paid, proposed by Cllr Littlejohns, seconded by Cllr B Wood, agreed by all.

9.2 Credits received – to note

Interest earned 09/10/25	£4.15
--------------------------	-------

9.3 Request for spending

9.3.1 RBL poppy appeal donation £50.00 – Proposed by Cllr Cooper to donate, seconded by Cllr J Heard, agreed by all.

9.3.2 Xmas tree festival in St James chapel - £20.00 – Proposed to support by Cllr Cooper, seconded by Cllr Littlejohns, agreed by all. Payment details to be sent to Clerk.

9.4 Finance general

9.4.1 To consider initial thoughts for 2026/27 budget – Clerk to circulate budget doc to all. Cllrs to come to next meeting with suggestions to set budget.

9.4.2 Winding up Meldon viaduct company (recent grant) – Clerk to enquire about recent grant given.

9.5 Grants

9.5.1 Tor Services requesting £500 grant – Proposed by Cllr Cooper to support, seconded by Cllr Littlejohns, agreed by all.

9.6 Bank reconciliation as at 29th October 2025

Balance per bank statements as at 29

October 2025

Current account (Treasurers)
Deposit account (BB Inst online)

£
£
863.53
92,263.44
93,126.97

Current Account (36901368)
Savings Account (38166660)

Less: any unrepresented cheques 0 0.00

Add: any unbanked money 0 0

Net bank balances as at 1 October 2025 **93,126.97**

The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows:

Cashbook

Opening Balance **93,967.91**

Add: Receipts in the Year 780.61 (up to 15/10/25)

Less: Payments in the Year 1621.55 (Include VAT - up to 28/10/2025)

93,126.97

Closing balance per cash book (receipts and payments book) as at 29 October 2025 (must equal net bank balances above)

93,126.97 0.00 Difference

It was proposed by Cllr Wood to approve the bank reconciliation, seconded by Cllr Cooper, agreed by all. Cllr Littlejohns signed and dated the document.

10. Environmental issues

11. Open Spaces

12. Highways

13. Economic Development Projects

13.1 Okehampton BID – strategy plan received.

13.2 Regeneration project

14. Community governance- No update. Cllr George Dexter offered to contact WDBC legal rep.

15. Co-option of 1 councillor – advert now on website.

16. Okehampton castle – Clerk to email EH.

17. Meeting times and dates 2026 – Clerk asked to book 2026 meeting rooms. First Tuesday of the month plus 14 April. Jan, Feb, March, Nov and Dec 7pm. All others 7.30pm start time. Proposed by Cllr Wood, seconded by Cllr J Heard, agreed by all.

18. Brightley noticeboard – Cllr Cooper to cover and to obtain key.

19. Cllr rep to other bodies: Oke sports and open spaces recreation group – No change at the moment.

20. Community land development - noted.

21. Defib monitoring – Cllr Cooper to discuss at hall meeting next week.

22. Snow warden \ salt ordering – Cllr Cooper to check with Andy Ewen about storage.

23. Correspondence – none.

24. To confirm date of next meeting – Tuesday 16th December 2025 at 7pm Meldon village hall. **Proposed by Cllr J Heard, seconded by Cllr Littlejohns, agreed by all.**

Cllrs Dexter and Grainger left the meeting.

PART TWO – Proposed by Cllr Littlejohns, seconded by Cllr J Heard agreed by all.

Items which may be taken in the absence of the press and public. The Council is recommended to pass the following resolution:- ‘Resolved that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as they involve the likely disclosure of sensitive and confidential information.’

25. To note current WDBC enforcement case list and information. Noted.

26. Recruitment appointment – Appointment confirmed. New employee signed contract of employment and offer letter. Cllr Cooper signed on behalf of Parish Council.

27. Clerk work and handover – Clerk to meet Chair on Saturday. Chair to check on filing cabinet at local business.

The Chairman declared the meeting closed at 8.25 pm

Signed Date

Minutes 325/5