

**Combe Raleigh Parish Meeting**  
**Minutes of the Parish Meeting held on 20 November 2025**

Present:

Mr T Dezell – Chair    Mrs J Wardle – Clerk

Together with 19 local government electors of the Parish:

|                 |                |                 |                |             |
|-----------------|----------------|-----------------|----------------|-------------|
| Mr J Brabrook   | Mrs V Brabrook | Mrs K Churchill | Mr B Churchill | Mr R Sexton |
| Mr M Moran      | Mrs V Moran    | Mr C Kemp       | Mr M Horne     | Mrs C Kemp  |
| Mrs R Mapleston | Mrs G Jackson  | Mr D Jackson    | Mr O Williams  | Mr T Lynn   |
| Mrs R Lynn      | Mr S Thompson  | Mr T Trim       | Ms M Trim      |             |

**34/2026 Apologies for Absence**

|                     |                      |                     |                           |                |
|---------------------|----------------------|---------------------|---------------------------|----------------|
| Cllr C Connor (DCC) | Cllr Y Levine (EDDC) | Cllr C Brown (EDDC) | Mrs S Sexton – Vice Chair |                |
| Mr J Palmer         | Mr C Padget          | Mr A Joules         | Mrs M Joules              | Mrs Å Bylander |
| Mrs C Padget        | Mrs C Lazarus        | Mr I Downs          | Mrs E Downs               | Mrs G Compton  |
| Mr D Coombes        |                      |                     |                           |                |

**35/2026 Minutes of the Parish Meeting held on 20 August 2025**

- a) Minutes of the Meeting held on 20 August 2025, which had previously been circulated, were proposed by B Churchill and seconded by V Moran to be an accurate record of the Meeting. They were approved by those present.

**36/2026 Matters arising from the Minutes**

- a) Ref Min 31/2026: the Chair explained that it would be prudent to make a case to EDDC now for additional powers under s112 (to appoint and pay a Clerk) and s140 (to pay insurance premiums).  
**Resolution: to apply to EDDC for additional powers under s112 (to appoint and pay a Clerk) and s140 (to pay insurance premiums).** Proposed by T Dezell and seconded by R Sexton; and approved by those present. *Action: Clerk to prepare paperwork for additional powers submission to EDDC.*

**37/2026 County Councillor and District Councillors' reports**

- a) County Councillor Connor's and East Devon District Councillor Levine's reports had been circulated before the meeting.

**38/2026 Marquee**

- a) The ownership and practical management of the marquee that was bought in 2023 using Parish Meeting funds has never been formally agreed or documented. It is proposed that the marquee is formally gifted to the VH Committee who will administer the use, transport and storage of the marquee. Proposed by C Kemp; seconded by B Churchill; approved by those present.

**39/2026 Planning and Consultations**

- a) 25/2037/CPE - Barn Close – the meeting noted that the applicant has applied to EDDC for a Lawful Development Certificate. He has stated that he has commenced the build within the three-year window after the grant of permission.
- b) The Chair noted that some planning applications with a Combe Raleigh address are actually in the parish of Luppitt.

#### **40/2026 Financial Report**

- a) The Financial Report correct to 13 November 2025 shows a balance of £20,194.16.

**Resolution: to approve the Financial Report.** Proposed by J Brabrook; seconded by B Churchill; and approved by those present.

#### **41/2026 Emergency Committee Chair (ECC)**

- a) The Chair reminded those present that the Parish Meeting operates within a nationwide Local Government statutory framework and has approved Standing Orders. Under the provisions of the Local Government (Disqualification) Act updated in 2022, anyone sentenced to a term of imprisonment of three months or more (including suspended sentences) is prohibited from serving. Disqualification lasts for five years and applies from the date of conviction. Considering this, the Chair has written to D Rosewell to inform him that is no longer eligible to serve as the Chair of the Emergency Committee for Combe Raleigh Parish Meeting. He was thanked for his previous service in the role and for his contributions to the community during his tenure.
- b) O Williams has offered to stand as the new ECC; there were no other volunteers. **Resolution: to appoint O Williams as Emergency Committee Chair.** Proposed by T Dezell; seconded by B Churchill; and approved by those present.

#### **42/2026 Raleigh Rag Funding from Localities Budget**

- a) It was noted that £450 has been received from DCC Localities Budget after an application submitted by V Moran. The meeting expressed its thanks to DCC Cllr Connor for approving the grant.

#### **43/2026 Items to be paid from accumulated funds and/or included in FY26/27 Precept**

- a) The Chair introduced the discussion by explaining:
- i. There is £20,194 in the Parish Meeting accounts; of this, £3,820 is CIL funding that can only be spent in agreement with EDDC.
  - ii. It is best practice to agree a Reserve to meet ongoing costs. The existing Clerk does not take a salary, but provision needs to be made in the Reserves should it be necessary to pay a Clerk. The Chair proposed that a Reserve of £5,000 should be allocated to cover a possible Clerk salary and ongoing administrative expenditure.
  - iii. Thus, removing the CIL funds and Reserve, there is c£11,000 of funds that could be used to enhance the village environment and facilities.
  - iv. Under the existing and the newly acquired Powers, the Parish Meeting can now make decisions on spending on a wider range of items. This spend can be from existing funds and from monies raised in future Precepts.
- b) The Chair outlined some ideas for spend to enhance the village environment and facilities and then he asked for suggestions from the meeting. The following were discussed:
- i. Edwards Close (cost unknown). Discussions on the options for improving the road outside Edwards Close are still ongoing with DCC Highways.
  - ii. \*Raleigh Rag funding (to be agreed)
  - iii. Roadside seats – replacement seat by the church (a seat on the top road by the bus stop has been previously suggested). It was noted that the seat by the Village Hall does not need replacing. Cost c£300 per seat.

iv. Noticeboards to replace the old and difficult-to-use existing noticeboards by the Village Hall, Church and postbox. It was suggested that a noticeboard down by Keepers Cottage would be a better location than the old one currently located near to the lane to Torswood and Worfield House. Cost £300-£600 each depending on size.

v. The Village Hall Management Committee (VHMC) have identified the following urgent and necessary maintenance:

- Urgent repairs to the guttering/down-pipes £500 - £1,000
- Repairs to entrance steps £600 - £1,000
- Toilet Cisterns £600
- PAT Testing £200

vi. The VHMC have identified several desired upgrades:

- Hall lighting (to LED units) £1,000
- Interior decoration £5,000
- Front of building uplift £1,500
- Outside tap £500
- Event lighting £500
- Kitchen units (cooker end) £500-£5,000

T Dezell proposed that a new microphone system would improve communication at Parish Meetings and social events such as bingo and quizzes. T Trim commented that the sound system would benefit from replacement.

Making improvements to the Village Hall could have benefits such as reducing running costs; increased hire revenue; long-term viability of the building; improved accessibility; community cohesion and volunteer engagement.

V Moran questioned to what extent monies held by the VHMC could be used to fund maintenance and/or improvements. The VHMC Secretary explained the balance between the costs to improve the appearance of, and facilities in, the hall which would generate more income and hopefully make the facility self-funding.

vii. \*Maintenance of the Church Clock – cost unknown. *Action: Clerk to ask PCC Treasurer for estimated costs.*

viii. “20 is plenty” speed signs – costs unknown. *Action: Clerk to ask T Lynn for estimated costs.*

ix. \*Verge maintenance and possible employment of a Lengthsman – costs unknown. *Action: Clerk to ask T Trim for estimated costs.*

x. \*Burial ground maintenance – costs unknown. *Action: Clerk to ask PCC Treasurer for estimated costs.*

c) After a lengthy discussion, the following was agreed:

- i. The starred \* items in b) above will be included on the calculation of the Precept for FY26/27.
- ii. The possible cost of a Clerk will not be added to the FY26/27 Precept as funds will be held in Reserves.
- iii. Until options and costings for the improvements at Edwards Close can be determined, all other ideas for spends can be identified and costed but not agreed (at a follow-up Parish Meeting).

#### **44/2026 Questions, items for the next meeting agenda, and general village information**

a) It was agreed that, given the importance of the spending and Precept decisions above, all village communications channels (ie WhatsApp, the Raleigh Rag, email, noticeboards) should be used to notify/remind parishioners of Parish Meetings where their voice can be heard.

**45/2026** There being no other business the Meeting closed at 2045.

**THE NEXT PARISH MEETING WILL BE ON THURSDAY 18 DECEMBER 2025 NOT 11 DECEMBER  
2025 AS PREVIOUSLY ADVISED**

Tony Dezell - Chair