

Combe Raleigh Parish Meeting
Minutes of the Parish Meeting held on 25 August 2026

Present:

Mr T Dezell – Chair

Mr C Kemp – Vice Chair

Mrs J Wardle – Clerk

Together with 23 local government electors of the Parish:

Mrs K Churchill

Mr B Churchill

Mrs V Moran

Mrs C Kemp

Mr M Moran

Mrs E Downs

Mrs G Jackson

Mr D Jackson

Mr C Padget

Mr M Horne

Mr R Sexton

Mr O Williams

Mr I Downs

Mr J Brabrook

Mrs M Blackburn

Mr A Hall

Mrs M Hall

Mr T Huxtable

Mrs H Huxtable

Mr J Selway

Mr W Rosewell

Mr E Downs

Mr B Board

Cllr C Brown (EDDC)

Cllr Y Levine (EDDC)

Mr S Trim

A Lozinska

22/2027 Apologies for Absence

Mr J Palmer

Mrs Å Bylander

Mrs S Sexton

Mrs M Joules

Mr A Joules

Mrs C Lazarus

Mrs C Padget

Mrs V Brabrook

Mr A Slade

Ms S Holloway

Cllr C Connor (DCC)

Moment of Remembrance was held for Brian Trim and David Staff who had recently passed away.

23/2027 Minutes of the Annual Parish Meeting held on 7 May 2026

- a) Minutes of the Meeting held on 7 May 2026, which had previously been circulated, were proposed by M Moran and seconded by V Moran to be an accurate record of the Meeting. They were approved by those present.

24/2027 Matters arising from the Minutes

- a) Ref Min 11/2027: a request for additional Powers under S112 (to appoint and pay a Clerk) and s140 (to pay insurance premiums) has been submitted to EDDC; our queries are still awaiting their consideration (despite several reminders) meaning that the Parish Meeting currently has no insurance. *Action: EDDC Cllrs Brown and Levine to chase reply on insurance payment and additional Powers.*
- b) Ref Min 11/2027: Exposed sewer pipe. We have now written multiple times to the Environment Agency and South West Water (SWW). The MP has also written to SWW. SWW reply to MP (Aug 2026): "My colleagues have recently visually inspected the site, and no recent significant deterioration was observed. We are conducting regular visual observations of this site and will continue to do so." *Action: Chair to write to SWW again providing What Three Words location of pipe and requesting that one or more Parish Meeting officials accompany the SWW employee when the pipe is next inspected.*
- c) Ref Min 12/2027: Road Warden Scheme – there has been one parish volunteer (D Jackson) to date who has agreed to do the training subject to other volunteers assisting with repairs. At the meeting, J Selway also volunteered. Additional volunteers would be needed to make the scheme viable in the village. *Actions: Clerk to notify Devon Highways and DCC Cllr Connor of the interest in the scheme.*
- d) Ref Min 11/2027: grit bin – a Locality Budget application was submitted. The response (May 26) was that the National Highways Officer for the village will put in an application for the grit bin from the Locality Budget; noting that this process may take a little longer than usual.
- e) Ref Min 11/2027: Maintenance of Church clock – the Parish Meeting previously agreed to accept quote from Gillett & Johnson (G&J). The PCC are now liaising with G&J who will schedule the work in. The clock is currently going well, and a local volunteer is making sure that the time stays correct.
- f) Ref Min 11/2027: Overgrown hedgerows on Clapper Lane - National Trust (NT) and Highways were both contacted but, after reviewing the site, they did not agree to cut at this time. The landowner has

subsequently cut some verges and hedges which has been an improvement to visibility on the lane. The NT are still to cut overhanging branches – this will be kept under review in early Autumn.

25/2027 County Councillor and District Councillors' reports

- a) County Councillor Connor's report was circulated prior to the meeting. Cllr Brown provided a brief update on Local Government Reorganisation.

26/2027 Financial Report

- a) The Financial Report correct to 18 August 2026 shows a balance of £20,000.34. **Resolution: to approve the Financial Report.** Proposed by I Downs; seconded by B Churchill; and approved by those present.
- b) **Resolution: to approve retrospectively payments of £69.25 (J Wardle – Annual Parish Meeting refreshments); £210 (Village Hall room hire in FY25/26); and £850 (Tip Top Trees – Edwards Close hedgerow clearance).** Proposed by B Churchill; seconded by T Dezell and approved by those present.

27/2027 Planning

- a) 26/1382/AGR - If prior approval is required for a general-purpose farm building - Longwood Farm, Combe Raleigh EX14 4TG. The Chair explained that initially this application was to see if planning permission was required; however, as the minimum amount of information had been submitted further details have now been provided. The Planning Sub-Committee will review these detailed side elevations, roof plan, and floor plan site plan, and conduct a site visit. Based on their recommendation, the Parish Meeting will then be consulted.
- b) 26/1451/FUL - Demolition of the former kennels and construction of 3 new dwellings, including associated works and parking - Barn Close, Combe Raleigh EX14 4SG. The Chair explained that the applicant had previously been successful in appealing to build three (low level) properties within an existing kennels structure. They are now seeking permission to demolish the kennels and build two 3-bed and one 4-bed detached two-storey properties (outside of the existing kennel structure). The Chair noted the online comments from South West Water re discharge; and from Environmental Health re construction behaviour. The Chair asked for comments in support and objection from the meeting. There were no comments in support. Objections were raised by multiple attendees re water discharge and supply; impact on down-valley erosion; the visual impact of increased density two-storey buildings; the impact on the Blackdown Hills National Landscape; and the relationship to the existing permission (granted on appeal). **Resolution: to object to application 26/1451/FUL.** Proposed by V Moran; seconded by I Downs. *Action: Chair to register objection with EDDC Planning.*

28/2027 Edwards Close

- a) The Chair explained that the hedge/trees have been cut back. Unfortunately, the planned school holiday road closure for laying the concrete gutter was missed due to delays in the decision on CIL monies. There is an EDDC Full Council meeting on 22 Sep 2026 when the CIL Team are proposing that the Parish Meeting be given permission to spend the £3,820.42 CIL money on the concrete gutter outside Edwards Close. It's expected to go through. Once the concrete gutter is constructed, Highways will tarmac the road the meet the gully then adopt that section of the road. There is likely to be a road closure for 1-2 days while the gutter is laid; and then there will be some ongoing parking restrictions while the concrete hardens. Alternative parking arrangements will be discussed with local residents.

29/2027 Proposed new Openreach pole on verge opposite Fiddlers Cottage

- a) This proposed pole (10m with c8.5m above ground) is part of an Openreach project to roll out ultrafast Full Fibre broadband to rural and hard-to-reach properties in Devon. Other poles and some underground cables

are planned throughout the village as evidenced by roadside notices and discussions with occupants of houses affected. Poles are used instead of underground cables because:

- Cost and Speed: Installing overhead cables on new wooden poles is much faster and cheaper than digging up rural roads, verges, or pavements.
 - Damaged or Missing Ducts: Existing underground ducts may be blocked, broken, or completely absent (such as older direct-buried lines), making an overhead approach the only viable engineering solution.
 - Permitted Development: Under UK planning laws, telecommunication operators have permitted development rights to install standard poles without full local planning permission, provided they display a 28-day advance notice in the area
- b) Poor communication by Openreach re the proposed pole on land at the Chantry (Grade 1 listed) has been challenged by the homeowner (and subsequently resolved with the cable now being laid underground).
- c) The meeting requested that further details of the total scheme be requested from Openreach. *Action: Chair to write to Openreach requesting details of the proposed roll-out.*

30/2027 Bench outside the church

- a) The bench has had a temporary repair made by a volunteer; however, there is a concern that it wouldn't pass any Health & Safety standards that are required. Given that the Parish Meeting had already agreed to replace the Bench outside the Church (Min 43/2026) and since 1 June 2026 is not currently able to obtain insurance due to the lack of additional powers, any accident or injury could prove to be costly. Consequently, it was recommended by the Chair that the bench be removed with immediate effect and the replacement installed on a concrete base be funded by the Parish Meeting up to a cost of £500. This was agreed in principle with a decision on the style and cost of a replacement to be decided by a follow-up Parish Meeting.

31/2027 Questions, items for the next meeting agenda, and general village information

- a) The Vice Chair explained that the Village Hall owns the domain www.comberaleigh.org, which costs £26pa. Owning the domain allows the village to host a website and use email addresses such as name@comberaleigh.org. Normally, website hosting and email accounts would be charged separately in addition to the domain name. However, because the Village Hall is a charity, it uses a free hosting scheme. This provides only limited website storage and three email addresses. The three email addresses currently used are accounts@comberaleigh.org, bookings@comberaleigh.org, and info@comberaleigh.org. The website is already using 95% of its storage allowance, and is likely to run out of space within the next 12 months. The main storage users are the Raleigh Rag and Parish Meeting archives. Event pages change over time, and most web pages remain static, so the archives are the main area of growth. If more storage and/or additional email accounts are needed, it will be necessary to move to a paid plan. The current price is £35.88 for the first year, rising to £71.76 on renewal. This would provide 100 times more storage and unlimited email accounts, so it is unlikely to need any further upgrade. If the Parish Meeting wishes to continue maintaining the growing archive, it may be reasonable to ask it to contribute to the cost of the additional storage required. The same argument could also apply to the Raleigh Rag. Resolving the email account limit would be an added benefit. *Action: Clerk to include website hosting to next agenda; Vice Chair to provide report on options.*
- b) It was requested that an EDDC Councillor present a briefing (with a Q&A session) on the Local Government Reorganisation (LGR) and particularly its implications for Combe Raleigh. *Action: Clerk to ask EDDC Councillor to provide LGR briefing.*
- c) The appalling state of the minor roads around the village was raised.

32/2027 There being no other business the Meeting closed at 2015.

Tony Dezell - Chair