

Combe Raleigh Parish Meeting
Minutes of the Parish Meeting held on 8 October 2026

Present:

Mr T Dezell – Chair

Mr C Kemp – Vice Chair

Mrs J Wardle – Clerk

Together with 11 local government electors of the Parish:

Mr B Churchill

Mrs V Moran

Mrs C Kemp

Mrs E Downs

Mrs G Jackson

Mr D Jackson

Mr C Padget

Mr M Horne

Mr J Brabrook

Mrs M Blackburn

Mr W Rosewell

Cllr Y Levine (EDDC)

33/2027 Apologies for Absence

Cllr C Connor (DCC)

Mrs M Joules

Mr A Joules

Mr O Williams

Mrs C Lazarus

Mr M Moran

Mrs C Padget

Mrs V Brabrook

Cllr C Brown (EDDC)

Mr I Downs

Mr J Palmer

Mrs Å Bylander

Mrs R Mapleston

Mrs G Compton

34/2027 Minutes of the Parish Meeting held on 25 August 2026

- a) Minutes of the Meeting held on 25 August 2026, which had previously been circulated, were proposed by C Padget and seconded by V Moran to be an accurate record of the Meeting subject to a correction to the list of attendees. They were approved by those present.

35/2027 Matters arising from the Minutes

- a) Ref Min 24/2027: a request for additional Powers under S112 (to appoint and pay a Clerk) and s140 (to pay insurance premiums). Insurance – see Minute 38/2027. Payment of Clerk – no response from EDDC. *Action: Clerk to chase EDDC for the Power to appoint and pay a Clerk.*
- b) Ref Min 24/2027: Exposed sewer pipe - the Chair is still trying to contact SWW to offer a 'What Three Word' reference as it is possible that they might be attending the wrong location.
- c) Ref Min 24/2027: Road Warden Scheme – D Jackson reported that, after researching the training and the conditions under which volunteers could mend potholes (ie up to 12" across by 1.5" deep), he considered that it was not good use of voluntary efforts as it involved a lot of process reporting and training, record keeping, and photographic submissions. It was agreed that the scheme would not be pursued until such time as more volunteers were available to undertake a wider range of activities (eg hedging, ditch clearance). It was suggested that more people should report potholes to Highways as they are encountered.
- d) Ref Min 24/2027: grit bin – no news yet from the National Highways Officer for the village who has put in an application for the grit bin from the Locality Budget. *Action: Clerk to chase for news on grit bin funding.*
- e) Ref Min 24/2027: Overgrown hedgerows on Clapper Lane – the National Trust has cut the verges and hedges by Combe Woods. The broken protective barrier over the stream on Clapper Lane has been reported to Highways. They have visited the site and taken dimensions for a repair to the parapet. It will be added to the program and repaired as soon as possible, but this will not be immediate.
- f) Ref Min 29/2027: Openreach roll-out – the response received by the Chair is general saying roll-out will be 'potentially sometime next year' and that they will inform us closer to the time

36/2027 County Councillor and District Councillors' reports

- a) Cllr Connor's report circulated prior to the meeting.
- b) Cllr Levine was thanked for his efforts to prompt a response from EDDC on insurance payments (Min 38/2027). He noted that the pause in Local Government Reorganisation means that local district elections will go ahead in May

2027 on existing council boundaries. (Note: the VH has been booked for 6 May 2027 as a polling station.) He reported that the Government published a revised National Planning Policy Framework (NPPF) 17 August 2026, which will have a significant influence on how councils prepare Local Plans and determine planning applications. The changes place a stronger emphasis on plan-making, strategic planning across wider areas, housing delivery, economic growth, and action on both the climate and ecological emergencies. One important change is the introduction of national development management policies, which are expected to carry considerable weight in planning decisions. The new framework also reinforces the need for councils to adopt up-to-date Local Plans more quickly and sets out a greater role for Strategic Development Strategies to help coordinate growth, infrastructure and long-term planning across larger areas. The revised NPPF is here [National Planning Policy Framework - GOV.UK](#)

37/2027 Financial Report

- a) The Financial Report correct to 1 October 2026 shows a balance of £20,991.84. **Resolution: to approve the Financial Report.** Proposed by D Jackson; seconded by C Kemp; and approved by those present.
- b) **Resolution: to approve payment of £30 (Village Hall room hire in Aug 2026).** Proposed by B Churchill seconded by E Downs and approved by those present.

38/2027 Insurance arrangements

- a) EDDC (Legal and Governance) have confirmed that taking out the insurance in the name of the Trustees of the Combe Raleigh Parish Meeting is the most appropriate way forward. Their view was that to try to facilitate the addition of the Parish Meeting to EDDC's cover would have been difficult to manage from a practical perspective. They have also agreed that the Parish Meeting is able to make payments and arrange necessary insurance as a lawful incidental expense necessary for the discharge of its functions to mitigate the potential liabilities it faces. **Resolution: to approve the insurance premium on a 3-year fixed premium of £170.98.** Proposed by M Horne; seconded by W Rosewell; and approved by those present.

39/2027 Edwards Close

- a) The Chair reported the good news that EDDC have agreed to allow the Parish Meeting to use the CIL monies towards the project and that the payment can be made direct to the contractor with a copy of the invoice going to EDDC. It takes three months to organise a road closure and the contractors have provided 14/15 Jan 2027 or 4/5 Feb 2027 as possible dates. The Chair will try to arrange it for week commencing 15 Feb 2027 to coincide with half-term. Once the date is agreed, arrangements will be made with Highways to tarmac the area ASAP afterwards.

40/2027 Replacement Bench

- a) Four options for a replacement bench were voted on by attendees. There was a clear majority for one bench. **Resolution: to purchase the Hardwick Three Seat Teak Bench Extra Thick from Mr Teak priced £374.99.** Proposed by B Churchill; seconded by V Moran; and approved by those present. *Actions: Chair and C Padget to advise and organise secure installation of the bench. Clerk to organise purchase and storage of the bench until such time that it can be installed.*

41/2027 Burning Waste

- a) The Chair noted the prolonged burning of a bonfire in the village in recent weeks. The Parish Meeting had been asked to act as numerous parishioners considered it was illegal/nuisance; however, the Parish Meeting did not have a mandate to do so. A letter was written to the landowner pointing out the strict regulations regarding the burning of waste and directing them to the Environment Agency (EA) website. They were also directed to the guidelines on bonfires provided by EDDC on their website.

- b) A reminder of the information from those websites has been emailed to the village and there is also a copy on the village website and in the Raleigh Rag. Specifically, it is illegal to burn green garden waste; animal bedding; manure; and plastic/paint/rubber. Also, a bonfire must not be left unattended.
- c) An individual can report a nuisance bonfire to the EA giving a precise location and your name to get a response. This can be done anonymously using the Crimestoppers hotline.
- d) The Chair asked if attendees wanted the Parish Meeting have a mandate to act on their behalf in the future should there be any further instances. **Resolution: to enable the Parish Meeting to act (eg back individuals making a complaint and in certain cases instigate complaints) regarding burning waste.** Proposed by M Horne; seconded by B Churchill and approved by those present.

42/2027 Website Hosting and Email Addresses

- a) As a charity, the Village Hall currently receives free website hosting, but the package is limited to 1 GB of storage and three email addresses. More space is needed to keep the complete Raleigh Rag and Parish Meeting archives, along with other village documents, available to download from the website. A first level upgraded package would provide 100 GB of storage and unlimited email addresses using the xxx@comberaleigh.org domain. This would allow email addresses to be assigned to village functions rather than individuals, avoiding changes when someone new takes on a role. The package that meets these requirements costs £2.99 per month for the first year and £5.98 per month thereafter. **Resolution: to change the Village Hall website hosting and email address options with monthly payments being paid by the Parish Meeting.** Proposed by V Moran; seconded by D Jackson and approved by those present. *Actions: Chris Kemp (on behalf of the Village Hall and the Parish Meeting) to change website hosting contract. Clerk to set up payments.*

43/2027 Planning

- a) The Chair advised that his three email addresses are not being recognised by EDDC's online planning portal, so he is not able to make online comments at present. Instead, he can send emails to the department and request that they are posted.
- b) 26/1382/AGR - If prior approval is required for a general-purpose farm building - Longwood Farm, Combe Raleigh EX14 4TG. The Chair explained that unfortunately, the Parish Meeting planning subcommittee were not allowed access to Longwood Farm so were not able to make a judgement. EDDC have subsequently approved the application. Concern was expressed in the meeting about the increased likelihood of heavy vehicles moving through the village because of the new farm building.
- c) 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 Objections as recorded in the minutes of 25 August 2026 Parish Meeting were emailed to EDDC Planning and posted on the website - still awaiting a decision.

44/2027 Questions, items for the next meeting agenda, and general village information

- a) None.

45/2027 There being no other business the Meeting closed at 2020.