



**ROCKBEARE  
PARISH COUNCIL**

Chairman: Cllr. Phil Franklin

Clerk: Carolyn Y. May

32 Victoria Commercial Centre,  
Station Approach  
Victoria, Roche,  
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Telephone: 01726 210139

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**12<sup>th</sup> November 2025**

**ORDINARY PARISH COUNCIL MEETING OF  
ROCKBEAREPARISH COUNCIL  
Wednesday 19<sup>th</sup> November 2025**

**To all Members of Rockbeare Parish Council**

You are hereby summoned to attend the Annual Parish Council Meeting of Rockbeare Parish Council, to be held at **6.45 pm**, on **Wednesday 19<sup>th</sup> November 2025**, at Rockbeare Village Hall, for the purposes of transacting the following business.

*Carolyn May*  
*Clerk to Rockbeare Parish Council*

**AGENDA**

- 1. Apologies**
- 2. Declaration of Interests** – for both registerable and non-registerable interests under the Code of Conduct (to declare interests on agenda items), to issue dispensations (if required) & to declare gifts of over £50.
- 3. Public Forum** (fifteen minutes maximum)
- 4. Rockbeare Hub Feasibility Study** – Mr Ben Hunt
- 5. Reports**  
EDDC Councillor  
DCC Councillor

**6. To approve the Draft Minutes of the meeting held on 17<sup>th</sup> September 2025  
(Appendix A)**

**7. Finance and Economy:**

- a. Payments to be approved.
- c. Bank reconciliations to be reviewed and approved.
- d. Hub Income.

**Financial Documents to be distributed under separate cover.**

**8. Budget and Precept Setting for 2026/ 2027**

**Document to be distributed under separate cover.**

**9. Planning Applications – (Appendix B)**

**10. Planning Decisions – to note**

**11. Infinis - Update**

**12. London Road Development – EDDC Matter**

**13. Millennium Village Green Status**

**14. Local Government Re-organisation**

**15. Correspondence**

**16. Member Training**

**17. RPC Project Updates**

- Hub
- Millennium Field
- Newsletter
- Birchend
- Village Facility

**18. Next Meeting – TBA**

## APPENDIX A



### ROCKBEARE PARISH COUNCIL

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## DRAFT MINUTES OF ROCKBEARE ANNUAL PARISH COUNCIL MEETING

HELD ON

**17<sup>TH</sup> SEPTEMBER 2025**

**PRESENT:** Cllr. Franklin (Chairman), Cllr Brooks, Cllr. Wall.

**Also:** Two members of the public

**Parish Clerk:** Carolyn May

### AGENDA

**52/25-26 Apologies** – Cllr. Nequest, Cllr. Priddis, Cllr Boddington, Cllr. Vanstone (DCC), Cllr. Gent (DCC)

**53/25.26 Declarations of Interest** – No declarations of interest were made.

**54/25-26 Reports**

- **EDDC (Cllr. Olive)** – none received.
- **DCC (Cllr. Vanstone) - distributed** with the Meeting Agenda
- **Chairman's Report**  
The Chairman advised the meeting that he and the Clerk had engaged in discussions with Infinis, the contractors operating at the Solar Farm Site.

A large amount of ancient hedging and Devon Wall had been removed close to the site, to create a large access to the same. The amount of hedging removed was excessive, and the work had been conducted prior to any notification having been given to interested parties.

Cllrs. Franklin, Nequest and Vanstone had attended at the site, along with EDDC Officers, who had been appointed to investigate the matter.

The contractors have accepted that their action were excessive and in contravention of the planning consents given. The matter remains under investigation by EDDC. However, there no exists a positive working relationship between the Infinis and the Parish Council – with regular updates and notifications being provided to the Parish.

The Chairman has also been advised of the establishment of a fund set up by Infinis, which will provide some monetary compensation to villages directly impacted by the construction works.

It was emphasised that there is now a positive and effective line of communication between the Parish Council and Infinis, with updates being provided by the contractor, for publication by the Parish Council.

#### **55/25-26      Public Open Forum**

A parishioner raised the matter of the removal of the hedges at the building site on Littlefield land, south of Hazel Grove, Rockbeare. He added that no notification relating to the work (Yellow Notice) had been published. The parishioner enquired if the Parish Council had been notified of the intention to undertake the removal. He also raised the issue of the spoil generated by the digging out process at the site. The Members were advised that distributing the spoil across the remainder of the field would place neighbouring properties at risk of flooding.

Members agreed that there had been no notification of further works, over and above those approved by EDDC Planning, for the four properties already on the site. The Clerk undertook to investigate the matter and contact the parishioner by email with her findings.

#### **56/25-26      To Approve the Draft Minutes of the meeting held on 16<sup>th</sup> July 2025**

Members considered the draft Minutes for the meeting held on 16<sup>th</sup> July 2025.

It was **proposed** by Cllr. Brooks, **seconded** by Cllr. Wall and **RESOLVED** that the Minutes for Ordinary Meeting of the Parish Council, held on 16<sup>th</sup> July 2025, provided a true reflection of the discussions undertaken, and that the Minutes would be approved. Unanimous. **Carried.**

#### **57/25-26      Finance and Economy**

### Payments to be approved:

As a result of there having been no Ordinary Parish Council Meeting held in August 2025, Members were required to consider both the August and September 2025 payment schedules – the former to be approved retrospectively.

### Payment Schedule – August 2025

| Date       | Payee       | Invoice Ref | Cheque | Gross          | VAT         | Net            |
|------------|-------------|-------------|--------|----------------|-------------|----------------|
| 01/08/2025 | Ionos       | 203048      | DD     | 21.60          | 3.60        | 18.00          |
| 01/08/2025 | Carolyn May | N/A         | 401242 | 2175.40        | 0.00        | 2175.40        |
| 01/08/2025 | Carolyn May | N/A         | 401242 | 115.75         | 0.00        | 115.75         |
|            |             |             |        | <b>2312.75</b> | <b>3.60</b> | <b>2309.15</b> |

It was **proposed** by Cllr. Brooks, **seconded** by Cllr. Wall and RESOLVED that the Schedule of Payments for August 2025 would be approved. Unanimous.  
**Carried.**

### Payment Schedule – September 2025

| Date       | Payee                       | Invoice Ref    | Cheque | Gross          | VAT           | Net            |
|------------|-----------------------------|----------------|--------|----------------|---------------|----------------|
| 17/09/2025 | Ionos                       | 203048         | DD     | 21.60          | 3.60          | 18.00          |
| 17/09/2025 | DALC                        | 6588           | BACS   | 53.54          | 0.00          | 53.54          |
| 17/09/2025 | RVH                         | 25/26-70,75,80 | BACS   | 194.52         | 0.00          | 194.52         |
| 17/09/2025 | Vigo Presses                | 646            | BACS   | 677.00         | 112.83        | 564.17         |
| 17/09/2025 | PKF Littlejohn              | SB20251294     | BACS   | 378.00         | 63.00         | 315.00         |
| 17/09/2025 | JJ Trees (Millennium Field) | 429            | BACS   | 3591.00        | 0.00          | 3591.00        |
| 17/09/2025 | AG Garden and Tree Services | 1252           | BACS   | 60.00          | 0.00          | 60.00          |
| 17/09/2025 | Carolyn May                 | N/A            | BACS   | 2175.40        | 0.00          | 2175.40        |
| 17/09/2025 | Carolyn May                 | N/A            | BACS   | 352.00         | 0.00          | 352.00         |
| 17/09/2025 | Simon A. Martin             | 1539           | BACS   | 52.00          | 12.00         | 40.00          |
| 17/09/2025 | HMRC                        | N/A            | 401243 | 898.05         | 0.00          | 898.05         |
|            |                             |                |        | <b>8453.11</b> | <b>191.43</b> | <b>8261.68</b> |

It was **proposed** by Cllr. Brooks, **seconded** by Cllr. Wall and RESOLVED that the Schedule of Payments for September 2025 would be approved. Unanimous.  
**Carried.**

### Hub Income

Cllr. Wall reported that, apart from the Hall Rent - which is being met by the Parish Council, the Hub is now self supporting.

Of the monies held by the Committee, the cost of a new notice board for the Rockbeare bus shelter is to be met. The sum of £200.00 is to be paid into the Parish Council bank account, to be held for the Committee.

**58/25-26 Conclusion of External Audit**

Members considered the documents returned from the External Auditor. The Parish Council has, again, passed the audit with no matters being identified as problematic.

It was **proposed** by Cllr. Franklin, **seconded** by Cllr. Wall and **RESOLVED** that the conclusion of audit documentation would be accepted. It was noted that the official notice had been completed by the Clerk and posted onto the Parish Council website. Unanimous. **Carried.**

**59/25-26 Planning Applications – No responses to be made**

**60/25-26 Planning Decisions – Noted**

**61/25-26 Infinis Contractors**

This matter was discussed during the Chairman's Report.

It is noted that a fund has been allocated by Infinis, to be distributed to the areas affected by the construction of the solar farm. These areas have been identified as Marsh Green, Westcott, and Aylesbeare.

A committee is to be established to address the division of the funds, and representatives from the identified areas should be appointed to the same. It was **agreed** that parishioners from the identified areas should be approached.

**62/25-26 Prickly Pear Car Park**

The Clerk reported that, despite undertaking to report back to the Parish Council, Devon County Council Highways had failed to do so.

The Clerk contacted DCC to express her concern that the complaint of the Parish Council had not been resolved, that DCC had failed to properly respond to the complaint of unauthorised use of parish council land for storage of materials.

A parishioner had reported to the Clerk that the earth bund, which had been placed across the entrance to the car park had been removed without authorisation by contractors acting on the instructions of Devon CC Highways department. Heavy plant vehicles were being utilised to remove some of the dumped spoil.

Once again, the Clerk contacted DCC, in respect of the further unauthorised accessing of the site, and the criminal damage to the bund. A DCC Highways representative contacted the Clerk stating that the site had been used continuously by DCC for storage for a period of 30 years. The Clerk disputed that claim, pointing out that during the past 10 years of her tenure as Clerk, that had

not been the case. The Clerk then requested a copy of the agreement between the Parish Council and DCC, in which use of the site for storage was permitted. No such document is in existence.

A request for compensation was made, and this was declined. Cllr. Nat Vanstone stepped in to raise the issue to an official level.

The Clerk requested that Cllr Vanstone's assistance should be noted in the Minutes of the meeting, along with a notice of thanks. Agreed.

The issue of compensation for unauthorised entry and use of the site is on-going.

#### **63/25-26 London Road Development**

It was brought to the attention of the Parish Council that plans for the development of London Road would impact on Rockbeare Parish Council land. Members were concerned to learn that neither DCC, nor EDDC had sought to consult with the Parish Council.

The Clerk raised the omission with Thea Biliter (EDDC Planning).

It is understood that the situation will be remedied, and that Rockbeare Parish Council would be invited to further meetings.

#### **64/25-26 Millennium Village Green Status – deferred.**

#### **65/25-26 Local Government Re-organisation**

The potential adjustments to the boundary with Cranbrook have raised significant concerns among Members. Historically, alterations to the boundary have led to portions of Rockbeare Parish being integrated into Cranbrook

A primary concern is that any further boundary modifications might strip new developments from Rockbeare's jurisdiction, potentially resulting in a detrimental loss of revenue that would be crucial for local services and community projects.

Considering these issues, it has been deemed imperative that the Parish Council actively challenge any efforts towards such boundary changes.

Additionally, Cllr. Franklin has put forth the suggestion to revisit the Rockbeare Neighbourhood Plan.

It was **proposed** by Cllr. Brooks, **seconded** by Cllr. Wall and **RESOLVED** that the Parish Council would ringfence the sum of £10,000 for legal expenses should it be necessary to legally oppose such a move. Unanimous. **Carried.**

66/25-26

## Apple Press

Following a request from parishioners, the Parish Council has invested in a professional Apple Press for use by parish groups. It is hoped that Apple Press Day will become an annual event in both Rockbeare and Marsh Green.

The Press will be held by the Parish Council and requests to use the equipment must be addressed to the Parish Clerk.

It was **agreed** that users of the equipment must ensure that it is collected by at least two people, signed for, and returned undamaged and in a clean state.

67/25-26

## Correspondence

**NALC** – new email regulations – it was **agreed** that the Clerk would seek further information in relation to this matter.

**Operation Rudolph** – A funding request had been received from the organiser of Operation Rudolph. This project provides a Christmas meal (either at a venue or delivered to a person's home) for those who are elderly, infirm, living alone or in any way disadvantaged. Several parishioners have benefitted from the project in the past.

It was **proposed** by Cllr. Franklin, **seconded** by Cllr. Wall and **RESOLVED** that the Parish Council would donate the sum of £250.00 to the Operation Rudolph project. Unanimous. **Carried**.

**Letter from Mrs. Dorf Ruscoe** – The Clerk read out a letter of thanks from Mrs Ruscoe, in relation to the improvements made at the Millenium Green.

**Email from Mrs Mary Pike** - Mrs Pike had contacted the Clerk to advise the Parish Council about the willow tree situated at the end of Cherry Tree Close. The tree is overhanging the road and the footpath and requires cutting.

The Clerk has previously advised Mrs Pike to report the matter to Devon County, which is responsible for paths and highways. DCC declined to assist with the matter.

It is surmised that the tree is situated on land not owned by either EDDC/DCC, and which forms part of a private road, neither council was prepared to address the problem. Issues affecting private roads are the responsibility of householders residing at the location.

However, it was acknowledged that residents of the Close are elderly/ disabled and Members expressed their concern for the safety of those persons. It was therefore agreed that as a 'one of,' the Parish Council would ask the gardener to inspect the tree and provide the Clerk with an estimate for necessary work. Thereafter, voluntary work would be sought to help the residents of the Close. This would be conducted via Facebook.

It was **proposed** by Cllr. Franklin, **seconded** by Cllr. Wall and **RESOLVED** that the Parish Council obtain an estimate for the necessary work to the tree in question. Unanimous. **Carried.**

**68/25-26 Member Training** – Details of on-line training to be disseminated.

**69/25-26 Project Updates**

**Hub** – this was covered under Finance and Economy.

**Village Facility** – The Feasibility Study Consultation has commenced. The details of this will be published in the next Parish Newsletter. Parishioners will be encouraged to respond.

The project is at a very early stage, but it is hoped that any facility built would include a café and small shop, along with suitable meeting space and adjacent, dedicated, parking and parkland. As previously reported, the potential site for the building has been donated by a local landowner and would be kept in perpetuity for the parish. The earmarked site would be immediately to the rear of the new properties on the Littlefield site.

**Millennium Field** - The cladding of the container has now been completed. A well attended event was recently held at the site, and the benches for both Colin Please and Jonathan Ruscoe were dedicated. Villagers voiced their hope that more events could be arranged.

**Birchend** – ongoing! The Clerk is to make an appointment to meet with the appointed Solicitor.

**70/25-26 Meeting Closed: 19:55 hrs**

**70/25-26 Action List**

| Date | Action                          | Responsible Member   | Update                                                 |
|------|---------------------------------|----------------------|--------------------------------------------------------|
| 2025 | Contact Local MP                | Chairman             | Initial appointment cancelled – to be re-arranged.     |
| 2025 | Ben Hunt – Amenity Consultation | Clerk/ Chairman      | Consultation launched. To be advertised in Newsletter. |
| 2025 | Prickly Pear Wood               | Clerk                | On-going                                               |
| 2024 | Birchend Transfer               | Clerk                | Make appt. with Solicitor                              |
| 2025 | Millennium Field Shed Cladding  | Cllr Nequest         | Completed.                                             |
| 2025 | Millennium Field Benches        | Cllr Nequest         | Completed                                              |
| 2025 | Twenty is Plenty                | Cllr Brooks          | On-going. DCC advised of our interest.                 |
| 2025 | Infinis Committee               | Clerk/ Cllr. Nequest | Volunteers for committee                               |

|             |                                         |                                          |                                                        |
|-------------|-----------------------------------------|------------------------------------------|--------------------------------------------------------|
| <b>2025</b> | <b>Café/Hub Events</b>                  | <b>Cllr.<br/>Priddis/Wall/Boddington</b> | <b>Bingo is a success. Other events to be planned.</b> |
| <b>2025</b> | <b>Defibrillator Pads</b>               | <b>Clerk</b>                             | <b>Completed</b>                                       |
| <b>2025</b> | <b>Devolution</b>                       | <b>Chairman/ Clerk</b>                   | <b>On-going, Exeter made bid for Rockbeare.</b>        |
| <b>2025</b> | <b>Cherry Tree Close</b>                | <b>Clerk</b>                             | <b>Obtain estimate for work.</b>                       |
| <b>2025</b> | <b>London Road Development</b>          | <b>Clerk</b>                             | <b>Contacted Thea Billiter – follow up</b>             |
| <b>2025</b> | <b>Removal of Hedges at Littlefield</b> | <b>Clerk</b>                             | <b>Look into the matter and advise parishioner.</b>    |

**Next Meeting: 15<sup>th</sup> October 2025**

## APPENDIX B

### PLANNING APPLICATIONS

|                              |                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference</b>             | <b>25/0014/EIA</b>                                                                                                                      |
| <b>Alternative Reference</b> |                                                                                                                                         |
| <b>Application Validated</b> | <b>Wed 29 Oct 2025</b>                                                                                                                  |
| <b>Address</b>               | <b>Land South Of London Road Rockbeare</b>                                                                                              |
| <b>Proposal</b>              | <b>Environmental Impact Assessment Screening Opinion:<br/>Proposed residential development on Land to the South of<br/>London Road.</b> |
| <b>Status</b>                | <b>Awaiting decision</b>                                                                                                                |

### PLANNING DECISIONS

|                              |                                                                                       |
|------------------------------|---------------------------------------------------------------------------------------|
| <b>Reference</b>             | <b>25/1696/DOC</b>                                                                    |
| <b>Alternative Reference</b> | <b>14249188</b>                                                                       |
| <b>Application Validated</b> | <b>Thu 14 Aug 2025</b>                                                                |
| <b>Address</b>               | <b>The Littlefield Land South Of Hazel Grove Rockbeare Devon<br/>EX5 2HH</b>          |
| <b>Proposal</b>              | <b>Discharge of Condition for 25/0871/COU: Condition 6 (new<br/>hedge protection)</b> |
| <b>Status</b>                | <b>Unknown</b>                                                                        |
| <b>Decision</b>              | <b>Discharge of condition</b>                                                         |
| <b>Decision Issued Date</b>  | <b>Thu 30 Oct 2025</b>                                                                |
| <b>Appeal Status</b>         |                                                                                       |

|                              |                                                                       |
|------------------------------|-----------------------------------------------------------------------|
| <b>Reference</b>             | <b>25/2042/FUL</b>                                                    |
| <b>Alternative Reference</b> | <b>PP-14361893</b>                                                    |
| <b>Application Validated</b> | <b>Thu 09 Oct 2025</b>                                                |
| <b>Address</b>               | <b>Brake View Rockbeare Hill Rockbeare Exeter EX5 2EZ</b>             |
| <b>Proposal</b>              | <b>Demolition of existing dwelling, proposed replacement dwelling</b> |
| <b>Status</b>                | <b>Approved</b>                                                       |
| <b>Decision</b>              | <b>Approval with conditions</b>                                       |
| <b>Decision Issued Date</b>  | <b>Fri 07 Nov 2025</b>                                                |