

**High Bickington Parish Council**  
**Clerk: Alan Matthewman**  
**26 Fairways View, High Bickington EX37 9BZ**  
**01769 560740; 07720 301854**

***Minutes of Parish Council Meeting***

***Wednesday 14<sup>th</sup> January 2026 at 7.30 pm in***

***The Community Centre, High Bickington, First Floor Meeting Room***

***Members of the public had been encouraged to attend.***

**Members Present: Cllrs Colin Kendall (in the chair) Julie Clarke, Mike Naden, Councillor elect Bev Redman.**

**Also Present Alan Matthewman (Parish Clerk) and 15 members of the public.**

**Welcome from the Chair:**

- 1: Welcome from the Chair.** Chair moves the appointment of Beverly Redman as a new member of the council as agreed unanimously by members of the council in advance of the meeting.
- 2: Apologies for absence** – to receive and accept any apologies for absence. Council Members David Hunt, Mike Parker, Devon CC Councillor Cheryl Cottle-Hunkin, Torridge DC Councillor Lock.
- 3: Declarations of Interest** – All councillors to submit declarations of interest in matters listed for discussion. None declared except for interest in the development by all as residents of the village.
- 4: The Chair will, with the consent of members, suspend standing orders to enable presentations by non-council members and members of the public.**
  - a) Cheryl Cottle-Hunkin (Devon CC) – nothing received
  - b) Presentation by Councillor Thomas Elliott (Torridge DC) – nothing to report
  - c) Presentation by Councillor Rosemary Lock (Torridge DC) – apology received
  - d) **Public Participation**  
Each member of the public is permitted to raise one item on which they may speak for a maximum of 3 minutes unless the Chair rules otherwise. Items raised in this section are not required to receive a response at this point in the agenda but may be raised in council when the appropriate agenda item is called.  
Chair shall move the restoration of standing orders so that the council can resume the full meeting.

**1 Peter Tucker** raised again the issue of the replacement tree to be planted following the damage to that previously planted. Following discussion it was agreed that the council will fund the replacement tree although the damage was occasioned by a workman who should have had insurance cover. The clerk was asked to obtain a quotation for a suitable tree which is a copper beech.

**Planning Proposal:** views will be sought from members of the public regarding the Planning Application Ref **Our Ref : 1/1000/2025/OUTM** for 35 houses east of North Street at Grid Reference 260271 120389, **O.S. Map Reference:**( E ) 260272 ( N ) 120390. John Tucker and Jane Risdien who are co-owners of the plot were present at the meeting.

**Issues raised included, amongst others:**

Increase in traffic volume and speed thereof. Speedwatch member confirmed real concern over the position of entry into the site!

Total scale of development and impact on school resources and lack of infrastructure generally.

Concern over the impact of the development period for traffic, pipelines, etc with a lack of through access.

Council agreed to submit a response to TDC, a copy of which to be attached to the minutes.

**The Chair restored the standing orders and the full meeting of the council was renewed.**

- 5: Urgent Matters at the discretion of the Chair:** To consider any urgent matters raised by the chair or by councillors which may need urgent discussion or be required to be put on the agenda at the next meeting for decision.  
To receive report on co-option of new councillor (see above) and report of any other applications for

the one additional vacant position of new councillor. (Parish Clerk)

- 6: **Minutes of the Parish Council Meeting held on Wednesday 12<sup>th</sup> November 2025.** Acceptance was proposed by Cllr. Clarke, Seconded by Cllr Naden and approved unanimously
- 7: **Matters arising from the Minutes of the Parish Council Meeting held on 12<sup>th</sup> November 2025 and not listed in the current agenda.** None raised.

**8: Police Matters –**

- a) Update on any local police and/or Neighbourhood Watch matters. No PCSO currently in evidence although on has been present at Winkleigh.
- b) receive report on police activity since last meeting.
- c) receive report from Speedwatch group. £500 received from the Community fund but no contact achieved with NWF as yet.

**9: Maintenance**

- (a) Highways – To receive a report from Councillor Parker. |Not present
- (b) Footpaths and Byways – to consider appointment of new footpath warden following the resignation of Councillor Keen. No update
- © Defibrillator update – Status on installation of solar powered housing. Quotre received from £273.30 to provide base: Proposed by Cllr Kendall, seconded by Cllr Clarke and approved unanimously.
- 4: Barton Meadow Maintenance: Update on progress and anticipated costs. Necessary work done but tree maintenance still pending

**10: To consider and approve the following policy documents for May 2025:**

Update on information regarding the implementation of Assertion 10 in the AGAR Programme Programme on other updates to be discussed in February 2026 meting

**11: Finance:**

To receive draft accounts for the period April 1 to December 31st 2025 and projected expenditure to March 2026 compared with budget. See Appendix B to the minutes. A query had been raised regarding access to the agendas, and therefore planning issues being discussed. These are shown on the PC website but not on the village website so it was important that members of the public looked at the correct site.

To receive a report on the activities of Barclays Bank in relation to access to the account. All issues were now resolved.

To approve new invoice payments due before February meeting: Payments were approved, proposed by Cllr Kendall, seconded by Cllr Naden.

To receive update on financing for the supply and installation of the speed camera. Issues surrounding the access of NSF funding were discussed and Cllr Redman undertook to act as a communication bridge between the parties.

To agree a budget for 2026/27. The budget for 2026-27 was laid before the council and the final decision on the precept for 2026/27 was agreed at £15000. Council authorised the Clerk to communicate the same to TDC.

**12: Planning**

- a: To receive and comment on other planning applications and any decisions reached

**Application 1/1000/2025/OutM** as discussed in public access session 4 (d) and attached as Appendix A.

**13. Correspondence:**

To consider any urgent correspondence received by the Clerk or Councillors since 12<sup>th</sup> November 2026. Nothing material received.

**Date of next meeting, Wednesday 11<sup>th</sup> February 2026 at 7.30 pm**

**Alan Matthewman**

**Clerk to the Parish Council**

## **Consultee Comments for Planning Application 1/1000/2025/OUTM**

### **Application Summary**

Application Number: 1/1000/2025/OUTM

Address: Land At Grid Reference 260271 120389 High Bickington Devon

Proposal: Outline application with all matters reserved except access for 35 no. dwellings

Case Officer: Angelo Massos

### **Consultee Details**

Name: Parish Clerk

Address:

Email: Not Available

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### **Consultee Details**

Name: Parish Clerk

Address:

Email: Not Available

On Behalf Of: Parish / Town Council

### **Comments**

Please find enclosed comments from High Bickington Parish Council regarding outline planning application 1/1000/2025/OUTM for 35 no. dwellings to the South end of High Bickington off of North Road. Since this is an outline planning application only at this time, the comments are limited to that which the Parish Council see as major concerns.

#### **1. Outside of Development Area**

a. The proposed site of this application is outside the boundary of the adopted Local Plan for High

Bickington and must therefore be rejected in principle. The Local Plan is an extremely thorough

and carefully assessed document that should not be set aside and over ridden in favour of undemocratic speculative development.

b. The current local plan includes around 100 new dwellings over 2 sites, one off Little Bickington Lane and the other behind North Road Farm. We believe any application in excess of

this should be considered as in addition to those within the Local Plan which are highly likely to come to fruition in time, and as such we feel this development is excessive and unnecessary.

c. The current areas designated for additional dwellings in the local plan would already increase

the Village population by around 25%, and so we would have grave concerns about further increases in the population.

## 2. Lack Of Village Facilities

- a. The Village currently has very few facilities meaning new dwellings would need to access the majority of facilities outside of the Village, and use individual motor vehicles. As such the Parish Council feels any future development would struggle to fall within the sustainable planning ethos.
- b. The Doctors Surgery in the Village was closed last year with no plans for it to reopen, and in fact there is a current application submitted for the building to be converted for residential use. The most local Surgery is now 9 miles away with no public transport and so it requires a motor vehicle to access for all appointments and collections of medication. The Local Plan had stated a replacement Surgery would be needed for additional dwellings, but this has not been proposed in the current planning application
- c. There is one Community Shop which has limited opening hours and is run by volunteers, which have been increasingly hard to come by, meaning the opening hours have been even further restricted at times. Again, the local plan stated an additional shop would be needed, but this has not been proposed in the current development
- d. The previous two public houses have both now closed and so there is no public house available for use in the Village
- e. There is one bus service per day to Barnstaple, Monday to Friday only, with no public transport provision on weekends or bank holidays. There is no public transport access from the Village to Torrington or South Molton at all.
- f. The nearest train station is around a 3 mile walk from the Village, walking down roads with no pavements, and along the A377 which we would not see as safe or reasonable. Accessing the train station therefore requires use of a motor vehicle.
- g. The local Infant and Primary school is currently spread across two sites within the Village, and is already at capacity. There is no Secondary School in the Village, with the closest facility being 8 miles away and requiring a bus for children to access it. There is therefore no available schooling capacity for any children who would be within the 35 new dwellings. Again, the Local Plan stated additional schooling facilities would be needed, but this has not been proposed in the current development

## 3. Highways Concerns

- a. From the proposed site there is no pavement to the centre of the Village, and it would involve walking down the B3217, in the road, which is used by HGVs multiple times daily, day and

night,

which are accessing the local agriculture feed mill.

b. This also means there is no pavement to get to the Infant and Primary School within the Village,

and no pavement to get to the bus stop needed for the nearest Secondary School. Access to

either would again mean children walking in the road of the B3217 alongside frequent HGVs and other vehicles.

c. Given the lack of facilities in the Village, we feel it is reasonable to assume that each of the 35

dwellings would need at least 2 vehicles, meaning an extra 70 vehicles in the Village

d. There is already problems with speeding and high volumes of traffic in the Village which would

only be exacerbated by so many additional vehicles and subsequent deliveries etc to these

properties.

e. There are already concerns about safe access onto the B3217 from side roads such as Little

Bickington Lane and Back Lane. Adding an additional road coming on to North Road would only

exacerbate this problem and lead to even greater risk of serious incidents

#### 4. Sewage Concerns

a. The South West Water sewage figures for High Bickington show that for 2024 there were a total

of 233 individual sewage spills, totaling 2657 hours of sewage spilling through the year. This

means our current sewage provision is over capacity and as such overflows just over 30% of the

time. This suggests to the Parish Council that the current sewage provision is already below what

is needed, and absolutely cannot accommodate any additional dwellings.

Due to the above concerns, High Bickington Parish Council, as a mandatory consultee, would

object to this proposal and would urge all above concerns to be considered. object to this proposal and would urge all above concerns to be considered.

## Appendix B – Accounts Summary

Accounts / Budget Comparison									
	Clerk's PAY	Insurance	Audit	Reparations	Meetings	Training	Admin	Subscriptions	Grants
Actual to 30-09	3895.4	850.77	217	114.95	120	11.6	0	478.42	2000
Budget to Year End	4700	900	900	175	300	150	250	600	2000
Forecast to Yearend	5200	851	217	150	175	50	200	500	2000
% of Budget Spent	82.88%	94.53%	24.11%	65.69%	40.00%	7.73%	0.00%	79.74%	100.00%

