

**DRAFT**

Thorverton Parish Council

**Minutes of the Thorverton Parish Council meeting held at 7:00pm  
on Tuesday 11<sup>th</sup> April 2022, at Thorverton Memorial Hall**

**Present:** Cllr A Foster (Chairman)  
Cllr A Price (Vice-Chairman)  
Cllr N Lane  
Cllr C Marshall  
Cllr T Sanders  
Cllr G Sims  
Cllr B Uglow  
District Cllr Bob Deed

**Absent:**  
Cllr J Hodge  
Cllr S Crang

**In attendance:** J P Roberts (Clerk & RFO) and 7 members of the public.

**21/191 Affordable Housing**

***[Standing Orders were suspended to allow the public to participate]***

i) Mr Andrew Wiles gave a short presentation on affordable housing asking the Parish Council if they were interested in investigating the issue in Thorverton. He had implemented a scheme at neighbouring Parishes (Bramford Speke and Upton Pyne).

The process allows the Parish Council to take a step at a time and he recommended a working group reporting to the Council.

The first step is a Housing Needs survey. MDDC has a budget to fund a number of surveys per year.

The Survey will show the attitudes and demand in the community. The Survey would also identify existing schemes that are in place and the turnover of existing affordable homes.

Next steps is to identify sites and builders/developers to work with.

AW offered to be personally involved with Thorverton

The Bramford Speke and Upton Pyne project which has 7 affordable homes to rent (the farmer getting 3 serviced plots for open market) and took 4 years to implement.

ii) The Task & Finish group reported that letters had been sent to Heritage Homes and MDDC who have promised to reply in 3 weeks (from today). No local neighbours received notification of the s106 amendment. Know of 3 s106 agreements elsewhere that also have variations. MDDC uses a third party adjudicator to judge viability of developments when s106 variations are sought. The T&F group can't understand why the neighbours and Parish Councils are not notified about s106 variation in the Broadlands case. There is a time limit to action against the variation. Legal and financial sanctions exist if these regulations are broken.

Council hope to have a response to the formal reply from the MDDC ready for the next meeting.

Council **RESOLVED** unanimously to raise to a formal complaint and Cllr Crang & Clerk to ask MDDC the avenue for complaint and the timescales.

***[SO resumed for the remainder of the meeting –***

**21/192 Co-option of New Councillor**

Council **RESOLVED** unanimously to co-opt Janet Wills onto Thorverton Parish Council. She duly read and signed her acceptance of office.

***[2 members of the public of left the meeting ]***

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21/193 **Public Open Session**

- i) A member of the public’s advisor quoted from the letter from the Monitoring Officer at MDDC to the Parish Council mentioning Cllr Lane. Because of the sent on 17<sup>th</sup> March from the PC stating that Cllr Lane was not at fault, the matter is now going to have to go back to the Monitoring Officer and a formal complaint will be raised.
- ii) Another member of the public asked about the minutes, the Chairman replied that the clerk writes the minutes.

**[2 members of the public of left the meeting ]**

21/194 **Declarations of Interest**

**Cllr Sims** declared an interest in the Paws for Pleasure item due to family relationship (21/200 iii) below).

21/195 **Apologies**

Apologies were received from Cllr Hodge who is unwell and Cllr Strang who is occupied with lambing. The Council unanimously **RESOLVED** to accept the reasons given.

21/196 **External Reports**

- i) No report received from MDDC. Council recorded the following highways issues:
  - a) What are the results of the meeting with the Highways Officer re Raddon sign – specifically what signage is legal, where can it be located and is locality grant funding available.
  - b) Concerns about rainwater collecting outside the school main gates due the road surface sinking. The wall and children are being splashed as cars drive through standing water. There may be an issue with the drains and the gully/ditches along School Lane.
- ii) Council enquired after D/Cllr Deed’s health and welfare and wished him well. He had submitted a written report (see appendix A below). Cllr Deed reported that Recycling and Waste Collections are still an issue.

**[Cllr Deed and 1 member of the public left the meeting]**

**iii) Police statistics**

Three crimes for violence or sexual offenses, two in Watery Lane and one in School Lane.

21/197 **Confirmation of minutes**

The Council **RESOLVED** to approve and sign the minutes of the meeting held on 8<sup>th</sup> March 2022 as a true & correct record. The Chair duly signed them.

21/198 **Recreation Ground**

i) **Finance** £ 109.60 has been spent this month on materials (receipts provided - see payment 21/204 iv) e) below)

ii) **Progress report** Cllr Sims has nearly finished painting the swings and needed an additional tin each of blue and yellow paint. The gates also need to be painted which the Council asked Cllr Sims to proceed with.

Council discussed replacing the equipment in the play park and the cost of disposal of the old. Clerk will investigate the CIL/s106 money.

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- iii) The mower is due for service and will be taken to South Molton, Cllr Sims will enquire about rates and alternatives. The Council expressed their gratitude for all the work that Cllr Sims has done including a significant amount of painting.
- iv) The crocodile swing has movement in the uprights and the basket on the toddler swing may need renewing soon.

### 21/199 Projects

**[SO suspended to allow an expert member of the public to speak on this matter]**

#### viii) Electric Vehicle Charging points

A member of the public gave outline details of installing 4 charging points in the Quarry Car Park. These would be fast charge devices taking 6-8 hours to fully charge a typical EV.

Costs would be

- Supply of 3 phase electricity – c£18,500
- Charging Point equipment - £15,000
- Groundworks and legal fees (no estimate given)

Income projections

Prices are set by the owner of the charging points (under this model the Parish Council).

Car owner typically pays £15-20 per charge via an app which advises drivers to move the car once fully charged.

Utilisation is typically 15% in year 1 rising to 40% in year 5.

Income based on the above assumptions would be £7-8k in yr1 rising to £18k by yr5.

Typical payback of initial investment is 3 years on these assumptions and figures

Other Issues

Can be management issues of non-electric cars parking in the charging bays.

When installed the location will appear on various websites and apps allowing for pre-booking.

All maintenance is agreed with the purchaser.

Contactless payments have to be processed (£8 per month).

Council unanimously **RESOLVED** to survey the Parish to find the demand/interest for EV charging points using a physical copy – Cllr Lane will get an example survey and circulate for comments. The survey will use Nextdoor, Facebook and via our website.

**[SO resumed for the remainder of the meeting and the last member of the public left]**

- i) Small Trees in Rec Hedge - moved to be include with vi) below.
- ii) Dinneford St Water Outlet 'Not drinking water' sign - Council unanimously **RESOLVED** to buy the cast iron 'Not fit for drinking' sign.
- iii) Bike rack for the Post Office - Council unanimously **RESOLVED** to fit a small 3-bike rack (up to £75) in place and consider a more substantial model at a later date if the rack proved to be popular.
- iv) Parish Communications including the new leaflet, social media & Saturday Market - Council unanimously **RESOLVED** to move a paragraph and include Cllr Wills on the final draft, which is now approved for printing. The Council thanked the Chairman for his hard work in quickly producing the leaflet and also for meeting the artwork costs.

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- v) New Cemetery - Vendor’s legal costs and Council’s conveyancing solicitors – The Clerk reported that Veitch Penney have been instructed and he is waiting for the solicitor to contact him.
- vi) Jubilee Green & Barliabins (including small trees in the Rec Hedge) –3 quotations for tree surgery between £1200 to £2600, and these will come to Council for authority once exact quotes have been received. Trees can only be removed after July due to nesting. The ash tree needs felling while it can still be climbed by the contractor, or it will be much more expensive. The larch trees could have a disease as well and this may need to be an item for the Annual Parish Meeting. It would cost an additional £75 to pollard the small trees in the Rec Hedge. The Parish will need fully informing about the plans and the necessity for action. The trees’ effect on larger vehicles’ speed was noted. Cllr Marshall will fix and repair the noticeboard by Easter.
- vii) Litter bin for Silver St/Hulk Lane – The request has formally been placed with MDDC. The dog bin should be moved and not the litter bin.

21/200 **Planning**

**i) Applications**

**22/00532/HOUSE** Hannabusses – 22 PV ground-mounted panels  
Council **RESOLVED** to support this application

**ii) Decisions** Council noted the following decisions

- 21/02256/HOUSE** Wagon Works 7 Jericho St - 1<sup>st</sup> floor extension (**granted**)
- 22/00302/HOUSE** Single storey side extension - Hannabusses (**granted**)
- 22/00128/FULL** Tallet Barn – Erect 2 stables (**granted**)
- 21/02569/HOUSE** Raddon Close - garage conversion (**granted**)
- 22/00354/NMA** Higher Mill – basement conversion & fenestration changes (**granted**)
- 21/02111/LBC** Durneford Court – staircase, bathroom & en-suite (**refused**)
- 22/00232/CLP** Raddon Hill Lodge – siting of caravan for accommodation (**lawful**)

**iii) Planning status of Paws for Pleasure** Council **RESOLVED** to ask for an update on the original query about the planning status of this property.

Cllr Sims abstained and did not take part in this discussion.

21/201 **Handyman**

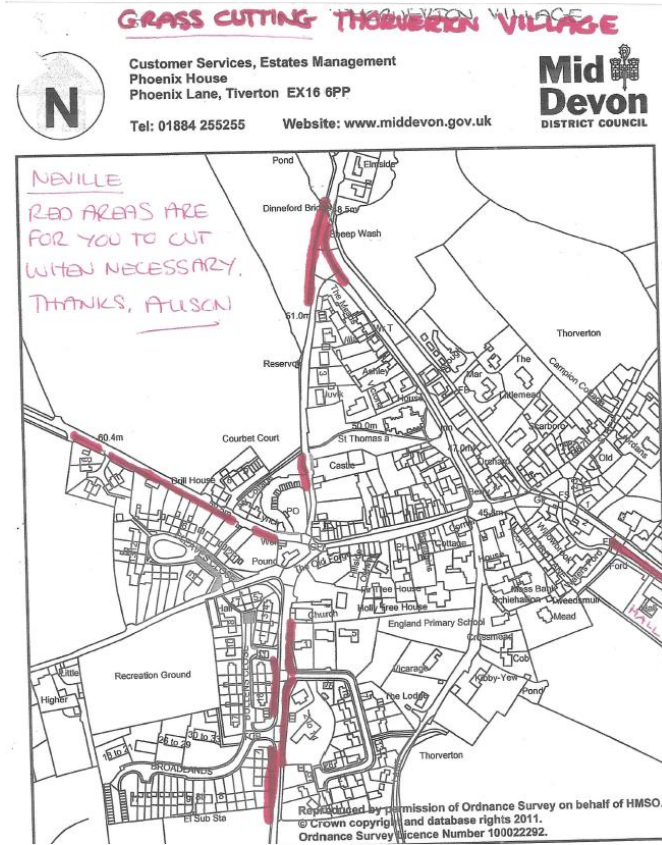
- i) Work for this month - Council **RESOLVED** to ask the Handyman to
  - clean out the stream in Dinneford St
  - start cutting grass this month
  - dig up the flower bed in Jubilee Green by the railings 9” wide to stop the grass growing under the railings. Cllr Marshall will remind AF (RBL) about the plans.

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ii) Grass cutting – Cllr Marshall will raise the issues of re-wilding and leaving some areas to wildflowers.



Patches of grass might be allowed to remain uncut for one or more visits – probably best in May or June - so as to give daisies and clover the chance to flower and attract pollinators. Taking this a little further, we could select one or more patches to be left until July, allowing a spring meadow to take shape. As it happens, Ben recently overlooked cutting the small patch between the triangle of grass at the top of The Glebe and the Baptist Chapel, so that could readily be our experimental meadow patch (indeed, I have put some poppies in close to the wall nearest to the Baptist Chapel).

Cllr Wills agreed to look into the scope for wildflowers and re-wilding.

21/202 **Archaeological Dig** – Clerk will confer with Cllr Hodge to understand the details of the HLF requirements. Council unanimously **RESOLVED** to challenge the invoice politely referring to the July 2019 meeting and a letter of appointment.

### 21/203 Allotments

One vacant plot has been taken by a person in Jericho St and two are now vacant. Council unanimously **RESOLVED** that the resident from Latchmoor Green will be offered a plot for 3 years initially.

### 21/204 Finance

- i) Council noted that as at 6<sup>th</sup> April 2022 the bank balance stood at £ 56,400.12
- ii) Council noted the receipts since January’s meeting as £10 allotment rents and £0.31 interest.
- iii) **Application to Wild about Devon Community Grant Fund** - Council asked the Jubilee Green/Barliabins group to look into this issue. Cllr Wills joined this group.

iv) **C19 Group – Lucy’s Larder** - Council unanimously **RESOLVED** to pay £100 to Lucy’s Larder from the C19 funding (leaving £220 balance).

v) Council unanimously **RESOLVED** to make the following payments:

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- a) Garage rental (monthly DD) £ 55.72 (inc VAT)
  - b) **Ben Fitch** Inv no. BF20220046 for work in March (3.5 hours + materials) £ 98.50
  - c) **DALC** Annual subscription inv 3940 £ 222.68
  - d) **GX Accountancy Invoice** Invoice 3783 for quarter Jan-Mch 2022 £ 89.82 (inc VAT)
  - e) **Cllr Sims** Recreation Ground materials reimbursement £ 106.60
  - f) **Terra Nova Land Management** VAT element of inv. TN548 £ 60.63
  - g) **JP Roberts** Pay for March incl. expenses & reimbursements £ 588.04
  - h) **HMRC** Employer invoice from GX Accountancy (Jan-Mch 2022) £ 600.15
- Chairman will order a Chequebook.

### 21/205 Correspondence

- a) Saturday Market Queries + documents to be available – Council noted the comments from the recent Saturday Market.  
See above discussion under projects
- b) Green Work March 2022 - Council unanimously **RESOLVED** that £100 would be donated to the RBL as a gesture of thanks for all the voluntary work carried out in the village.
- c) Litter in the Quarry car park - A tidy up day will be organised when time allows.
- d) Sheep Dip benches - Clerk will refer to the Church Commissioners (kindly) thanking them for the fencing. Parishioners that use it regularly have noticed the benches are in disrepair.
- e) Request for a memorial bench - Council asked the clerk to write back advising them that a project is on the go, the bench will need to fit in with other furniture, it will become Parish Council property. Suggestions for sites are Barliabins, the Jubilee Green triangle and the Rec Ground.
- f) Ukrainian Flag - Council is happy that the flag is flying.
- g) HMRC Statement of money owed - Council noted this issue.
- h) TTRO for Sun 22 May - Council noted the TTRO.
- i) 30mph sign at Broadlands - Council asked the clerk to reply suggesting that the sign will move due to the new housing but is unlikely to extend as she suggests. The resident can take it up with DCC Highways.
- j) Speed survey - Council asked Cllr Sims to complete the survey after consulting the SpeedWatch group.

### 21/206 Employment

- i) Council **RESOLVED** to implement NJC Pay Agreement as in DALC email #18 2022.
- ii) Council **RESOLVED** to pay an additional 15 hours to the clerk to cover the extra time spent during handover and on the Freedom of Information requests.

### 21/207 Business at the Chairman's Discretion

- i) The Chairman advised that the Jubilee Party will be held on Sat 4<sup>th</sup> June and everyone will shortly receive a flyer asking to confirm numbers. 4-500 people expected. There will be free food and a toast to Her Majesty at 2.30pm which Alex Fice will MC. A cordial invitation was extended to the Clerk inviting him and his partner.

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There will be an invoice from the Exeter Inn to cover the food as agreed at the previous meeting  
ii) Council unanimously **RESOLVED** that garage rents will be on the agenda for the next meeting

### 21/208 Date of Next Meeting

- i) This was confirmed as 7pm on Tuesday 10<sup>th</sup> May 2022 at the Memorial Hall. This will include the AGM.
- ii) The Annual Parish Meeting will be held on 17<sup>th</sup> May 2022 Chairman will speak for the Parish Council about Barliabins, EV Charging and affordable housing.  
Invite all local groups asking them to speak for 5 minutes about plans for the coming year.  
The Chairman closed the meeting at 10:32pm.

Signed ..... Date .....  
Cllr A Foster, Chairman

### APPENDIX A

#### Report from District Cllr Bob Deed

*Mid Devon continue to cope with the pandemic although over the last few weeks absenteeism through Covid and its symptoms have depleted staff availability to a higher level. The Council has struggled to provide the service it would wish in a number of areas.*

*Personally, the month has almost been a write off whilst we coped with an unpleasant unexplained death of a neighbour followed by testing positive for Covid and both having it badly for two weeks.*

*The event of note took place a week ago and was the Annual State of the District Debate. This is called by the Leader and was Climate Change related although not justifying the fact of Climate Change. The evening, led by an invited speaker, lasted over two hours with the subject being how we, as a Local Authority, could work with business and the resident population of Mid Devon, together, to achieve carbon reduction across the area.*

*The outcome of the debate will be available shortly.*

*The Government, through a Levelling Up White Paper, has identified Devon as one of nine areas in England, to submit its preference for devolution. The two Unitaries (Plymouth and Torbay), Devon CC and the eight District Authorities within Devon, have submitted their collaborative plan for a Combined Authority with no Mayor. The Government allowed just three weeks for the submission which was achieved.*

*A body of four Leaders, supported by their Chief Executives, form the discussion body - one from of each LA from Plymouth, Torbay and Devon County and one representing the eight Districts - that's me as I am Chair of the Devon Districts Forum, this Year.*

*Last week there was a by-election in Cullompton which the Liberal Democrat won from the Conservatives by 39 votes. This was created by the retirement of the sitting Independent Ward Councillor, aged 94, due to ill health."*