

THORVERTON PARISH COUNCIL

MINUTES of the Meeting of Thorverton Parish Council held at the Memorial Hall, Silver St, Thorverton on Tuesday 11th November 2025 at 7pm.

PRESENT

Cllr Stephanie Shelton (Chair)
Cllr Andy Price (Vice-Chairman)
Cllr Stuart Crang
Cllr Andrew Foster
Cllr John Hodge
Cllr Graham Sims
Cllr Karl Wilson *[after co-option, after item 6.3]*

ABSENT

Cllr Bryanna Uglow

IN ATTENDANCE:

16 members of the public, D/Cllr Rhys Roberts
C/Cllr Steve Keable, Jim Roberts (Clerk and RFO)

1 Chair Welcome

Cllr Shelton opened the meeting with a welcome to all. She advised that this meeting has started 30 minutes early to allow for discussions about the development of the Diocese land so she would proceed quickly to that item.

2 Declarations of Interest

Cllr Foster is the Chairman of the Thorverton Community Land Trust Board and is the Parish Council's nominated Board member.

3 Apologies

Cllr Uglow could not attend due to a diary clash.

4 Public Open Session

4.1 Diocese Plans to Sell Land to a Developer

Revd Tim Collins gave the following report:

I would like to start by saying that the glebe land in Thorverton has not been sold at this point.

This is the information that I have from Graham Davies, who is the Director of Property, for the Diocese of Exeter.

The diocese is currently engaging with a number of developers to review the potential of development across many of the glebe sites in the diocese. The glebe land in Thorverton is one such site. Glebe land is diocesan owned land – which is not the same as the Church Commissioner's land. There are specific covenants on glebe land in that it can only be used for the 'benefit of clergy'. And the diocese is charged with maximising the value of the glebe land they hold.

At present, the diocese is operating on a significant budget deficit each year and it would want to be able to provide as many clergy across the whole of Devon as it can, so as to provide local ministry. But this can only be achieved if the finances are available.

There is an awareness of the shortage of suitable houses, and the wider need for a significantly greater housing supply across the whole of the country. To achieve the government aim of 1.5M more houses this is likely to require significant development in many existing communities as well as new communities. The diocese appreciates that there will be differing views on where that should occur.

There is a clear realisation that their current strategy causes challenges locally; and in order to ameliorate this, partners are being selected who have a good track record of community engagement.

However, while it is acknowledged that many in Thorverton would welcome consultation now, Graham Davies is clear that it is really too early for the developer to get involved in local discussions as they need to undertake assessments and surveys to enable them to

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consider what might be possible. Equally, the diocese needs that to happen, to enable them to make an informed decision about the possibilities open to them and then to determine a way forward.

The diocese is currently negotiating an Option Agreement with a partner developer (I do not have details of that developer, sorry) which enables the developer to commence the necessary work to establish what is possible on the glebe field. The Option entitles the developer to purchase the land if a satisfactory planning permission is obtained but not before that point.

Graham is saying that there will be opportunity for further engagement locally – but this will need to be developer led as they are the ones that will know what is possible and what can be accommodated. Once the developer is more progressed with their assessments, the diocese expects that they will want to engage with the Parish Council and other key stakeholders.

That is the current position of the diocese. However, following a conversation with the archdeacon – Andrew Beane – this afternoon, he wondered whether there might be creative local proposals to offer the diocese. This might be, for example, the creation of an energy farm on the site to provide ‘off the grid’ electricity for the village. Leasing or renting the land from the diocese, rather than it being sold. There might be other creative ideas that people may have.

Thank you for listening to me this evening.

Questions were raised by the public regarding the viability of the site, alternative sites for development, the impact on village services, the provision of housing for local people and the finances. There are no definitive answers at the time of the meeting but the decision will ultimately be made by the local planning authority.

C/Cllr Keable gave details of the pressures MDDC are facing to identify housing sites to meet housing targets which had recently been increased by the Government. There are many areas that affect this issue including the Local Government Reorganisation.

[Four members of the public left at 7:33pm]

4.2 Other Item

A member of the public asked about the progress of the Cemetery Planning Application. This requires biodiversity net gain metrics and the speaker suggested a local consultant who could do this work.

[Two members of the public left at 7:35pm]

5 Minutes

Council **RESOLVED** to approve the minutes of the Council meeting held on 14th October 2025 and the Chair duly signed them. **Prop** Cllr Price **Sec** Cllr Foster

Cllr Foster wanted to clarify that the issue he had raised about the TCLT Planning Permission and subsequent Facebook comments. An MDDC Officer had suggested the Parish Council submit the application as Parish Councils only pay 50% of planning application fees. Should the Community Land Trust wish to do this a formal approach to the Parish Council would be made that Council would discuss at a full meeting. TCLT would deposit funds with the Parish Council to cover the costs of the application in advance and no loan would be involved.

6 External Reports - To receive reports from:

6.1 County Councillor Steve Keable

C/Cllr Keable referred to his printed report which is included at appendix A. The car park income only affects Exeter, Barnstaple and seaside towns. Cost of on-street parking is designed to be a little higher than car parks to encourage their use.

Local Government Reorganisation proposals needs to be submitted by 28th November.

[Cllr Keable and two members of the public left at 7:41pm]

6.2 District Councillor Rhys Roberts

D/Cllr Roberts reported the following:

He encouraged everyone to complete the Let's Talk residents' survey so

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that MDDC would be fully aware of their residents' thoughts.

There will be an Extraordinary Full Council meeting 26 November to discuss Local Government Reorganisation (LGR) and he expects the predominant group (LibDems) to hold sway. MDDC supports the 5-4-1 proposal. In Surrey (the first to go through) and they have abolished all 11 District Councils and have gone for 2 Councils – West Surrey and East Surrey. There are financial issues between these two new proposed bodies. He encouraged the Parish Council to have an up-to-date asset register in place prior to the LGR as some work is expected to flow from Districts to parishes.

MDDC has agreed that free parking in certain car parks on Saturdays in Tiverton, Cullompton & Crediton on Saturdays will start on 22 Nov.

MDDC is working on the draft budget for 2026-27. This will be later than usual due to the lateness of the national budget. It won't be known until 23rd December.

MDDC wants to improve residents' recycling performance. The current system is very successful when compared to other Councils from which MDDC derives a financial benefit. Food waste is the targeted area for improvement.

Barriers being installed in Crediton and Cullompton Leisure Centres to prevent a repeat of the recent unauthorised trespasses.

On Friday 28 November there is a meeting at Coldharbour Mill to discuss attracting more filming in the area for both cinema releases and television programmes.

There has been a significant increase (30-40 new per month) in complaints about planning breaches. There is only one senior Enforcement Officer and an assistant dealing with all of these. This is very quickly becoming a problem. The complaints are divided into High, Medium and Low priority. Quick results or correspondence are now unlikely.

He was pursuing the issue of litter bins for the Parish and awaiting replies on two further issues.

D/Cllr Roberts has launched a Facebook page called Cadbury Ward which he asked people to join.

Council asked about Leonard Square regarding the white lines, 30 mph and non-working streetlights. D/Cllr Rhys referred the Council to DCC Highways. Residents are having to deal with this because the developers have moved on and are no longer interested in the site.

6.3 Saturday Market

The issue of vegetation in the brook was raised and Council will ask the contractor to tackle this and it will be one of the items to be tackled on the Village Tidy-up Day on 15th November.

At this point in the meeting Chair called forward item 12.1 see below.

[Five members of the public left at 8:14pm]

7 Actions from Previous Minutes (not covered elsewhere on the agenda)

7.1 Affordable Housing

Cllr Foster confirmed that Hastoe Housing Association has properties at Upton Pyne.

7.2 DALC AGM

This item was completed at the October meeting.

There has been no progress this month on the following items:

7.3 Untaxed Vehicle in the Quarry Car Park

7.4 Clerk CiLCA Training

7.5 Register Dorothy's Triangle

7.6 Change of Bank to Unity Trust

7.7 Rec Ground Lottery Bid

7.8 Tree Inspection/Survey

[Cllr Rhys Roberts & two members of the public left at 8:15pm]

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8 Projects

8.1 New Cemetery

Further to the discussion in the public open session Council **RESOLVED** to obtain two quotes to complete the Biodiversity Net Gain metrics and accept the lower quote below £1000. **Prop** Cllr Crang **Sec** Cllr Foster *[One member of the public left at 8:22pm]*

8.2 Grit Bins

Clerk to order 2 tonnes in small bags.

8.3 Fence at Broadlands

Chair met the District Cllr will write again to C/Cllr Keable. Council discussed the options to help the residents to ensure that this longstanding issue is solved quickly.

8.4 Sheep Dip Wall

Church Commissioners are aware and Council is still waiting for their comments and action.

8.5 Barliabins

Trees have been planted by the schoolchildren and the stone circle is in place. Council congratulated the Barliabins Working Group on their excellent work and the splendid results.

8.6 Litter Bins

Information has been received from MDDC and the clerk will formally submit the request for Lynch Close, move the bin by the old rectory to the bus stop and a replacement bin for the Quarry Car park

8.7 Christmas Trees and Lights

Two trees had been ordered at £350. – install a power supply for next year – Feb meeting.

Last member of the public left at 8:38pm

8.8 Hedges at Old Pound

The hedges are now out too far into the roads either side of the property and now block the light from a street; amp. The Chair has been assured the vegetation will be attended to by the end of November.

8.9 Post Office signage

Council considered the request for signs advertising the PO services. Council **RESOLVED** that they should be displayed on an A frame to the west of the car park.

Prop Cllr Foster **Sec** Cllr Hodge

8.10 Silverton Hunt

Council considers the email received as a scam that is not from the Silverton Hunt.

Council **RESOLVED** to ignore this email completely. **Prop** Cllr Crang **Sec** Cllr Hodge

8.11 Filming in Devon

Council **NOTED** this email and the Chair will attend in her role with the WI.

8.12 Reminiscence Project

Crediton Library staff will be attending Thorverton Memorial Hall on 15th November 2025 1:30pm-5pm to collect living history of the local area,

8.13 Abandoned Car in Jericho St

The vehicle reported has now moved from Jericho St. It was briefly located in Milford Lane but Council now understands that it has been removed to private land.

Planning

9.1 Planning Decisions

9.1.1 25/01253/CAT Abbotsford Remove cherry & crown lift glutinosa

NO OBJECTION

9.1.2 25/00856/FULL Crosses Barn NGR 292995 101004 2nd holiday hut

APPROVED

9.1.3 25/00748/CLU Overshed Cert of Lawfulness re breach of agri dwelling **REFUSED**

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9.2 Planning Applications

9.2.1 [25/00709/FULL](#) Thorverton Cricket Club New pavilion

This is a small change to the original application and Council stands by its comments on that application.

9.2.2 [25/01413/CAT](#) 12 Silver St Remove one silver birch tree

Council **RESOLVED** to make no comment on this application.

Prop Cllr Crang **Sec** Cllr Foster

9.3 Planning Applications Received after Publication of the Agenda

No items received.

10 Recreation Ground

10.1 Financial Report

No expenditure in October.

10.2 Information & No dogs Signs

No progress this month.

10.3 Devon Air Ambulance Landing Site

Council **RESOLVED** to approve of Memorandum of Understanding drafted by Devon Air Ambulance Trust. **Prop** Cllr Price **Sec** Cllr Foster

10.4 Replacement Table Tennis Table

Council NOTED Cllr Sims' report that the table is nearing the end of its useful life.

Council will need to consider this for next year's budget and wondered how often the table is used

10.5 Graffiti

Council was very grateful to Cllr Sims for spending a day cleaning off the graffiti from the Rec shed and to Carl Chudley who cleaned the graffiti from the bus stop.

10.6 Padlock on the Rec Gates

Cllr Sims suggested that the Rec ground be locked at the Cleaves Close side. The number will be provided to DAA.

Council **RESOLVED** to buy a combination padlock for the gates. Cllr Sims to action.

Prop Cllr Sims **Sec** Cllr Hodge

11 Grounds Maintenance Contractor

Work for the month

Weedkilling on the cobbles and clearing the brook near the bridge (Milford Lane) to the Hall. Cllr Crang will enquire about an alternative spray that would be more effective over a longer term.

Council decided to cancel the Tidy-up Day on Saturday 10am due to the adverse weather forecast but any available Cllrs will meet up to see what can be done.

12 Council Administration

12.1 Councillor Vacancies

[This item was moved forward by the Chair and taken between items 6.3 and 7]

There are 3 vacancies at the moment. Council considered whether co-option could take place this evening as it was not on the agenda.

Council **PROPOSED** to put this co-option on the agenda for the next meeting.

Prop Cllr Crang **Sec** Cllr Foster

This resolution was defeated.

The applicant to join the Council gave his reasons to join as a Cllr and felt he could offer expertise from his business experience, recent planning experience, experience of Financial Conduct Authority. He can also help with recruitment to vacancies from the right demographic.

Chair referred to some recent exchanges she had witnessed and asked if the issues raised previously would inhibit his ability to sit on this Council and work with the other Cllrs. The applicant said it would not.

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Council unanimously **RESOLVED** that Mr Karl Wilson would be co-opted onto the Council. **Prop** Cllr Price **Sec** Cllr Hodge

Cllr Wilson and the clerk signed his declaration of acceptance of office.

12.2 Clerk Pension

The clerk reported that the Council's payroll contractor had advised that no pension deductions were made for the first £520/month making the current plans pointless as the clerk is currently paid £597/month. This is at odds with the clerk's experience of pensions in 42 years of employment. The Staffing Group will meet the clerk to discuss.

13 Finance

13.1 Bank balance

Council **NOTED** the current balance of £ 51,342.75 (6th November 2025) and the receipts since the last meeting of:

Precept (second half)	£12,044.50
Bank interest	£ 32.76

13.2 Preparation for the 2026-27 Budget

Councillors will need to set the budget at January's meeting and Cllrs will need to consider the financial aspects of any projects that need expenditure up to April 2027.

13.3 Payments

Council **RESOLVED** to make the following payments:

13.3.1 BRN Fitch	Grounds Maintenance	October inv 20250131	£ 372.48
13.3.2 Mr T Sanders	Reimbursement of Barliabins expenditure		£ 422.14
13.3.3 B Uglow	Stakes Ties and Compost for Barliabins		£ 49.45
13.3.4 Thorverton Memorial Hall	Donation (stone circle)		£ 50.00
13.3.5 Thorverton PCC	Churchyard grant		£ 1,000.00
13.3.6 ICCM Corporate Management	inv 20204		£ 52.00
13.3.7 No Butts Bin Company Ltd	Barliabins bench		£ 1,086.00
13.3.8 J P Roberts	Clerk pay for October		£ 620.17

Prop Cllr Crang **Sec** Cllr Foster

14 Next Meeting

The next meeting will take place at 7:30pm on Tuesday 9th December 2025.

There being no further business the Chairman closed the meeting at 9:57pm.

Signed Date
Cllr Stephanie Shelton, Chair

Appendix A County Councillor Steve Keable's Report

Cllr Steve Keable

November 2025

Devon County Councillors Report - Creedy, Taw & Mid Exe:
Bickleigh • Brushford • Cadbury • Cadeleigh • Chawleigh • Cheriton Fitzpaine • Coldridge • Cruwys
Morchard • Down St. Mary • Eggesford • Kennerleigh • Lapford • Morchard Bishop • Newton St. Cyres •
Nymet Rowland • Poughill • Puddington • Sandford • Shobrooke • Silvertown • Stockleigh English •
Stockleigh Pomeroy • Thelbridge • Thorverton • Upton Hellions • Washford Pyne • Wembworthy •
Woolfardisworthy • Zeal Monachorum Steve.keable@devon.gov.uk

Mid Devon Councillors Report - Taw Vale:
Chawleigh • Lapford • Nymet Rowland • Wembworthy Skeable@middevon.gov.uk

To follow the internet links use the words provided in your web search



October 2025 has been a dynamic month for Devon County Council, showcasing its commitment to environmental sustainability, improved infrastructure, youth empowerment, support for farmers, and community spirit. These stories demonstrate the Council's ongoing efforts to make Devon a better place to live, work, and visit.



Devon clean energy prospectus driving investment and innovation

Devon is well positioned to play a major role in the UK's energy transition. The region is home to other emerging clean energy opportunities. Devon's leadership in floating offshore wind (FLOW), with the White Cross project in North Devon set to become the region's first FLOW development following full planning consent. Work is expected to begin on the cable in 2027, and on the wind farm in 2028. The 100 MW project will power nearly 135,000 homes and serve as a catalyst for larger Celtic Sea developments. ([Search: DCC Clean energy prospectus](#))

Devon's strengths in FLOW include:

- **Marine engineering** – a robust network of organisations with advanced engineering, manufacturing and assembly expertise to support component fabrication.
- **Operations and maintenance (O&M)** – access to specialist vessel services, condition monitoring and offshore logistics for long-term asset management.
- **Port infrastructure** – strategically located with facilities to support component storage, assembly and servicing.
- **Ocean surveying** – extensive expertise in marine biology/conservation, including site-specific knowledge of the Celtic Sea.
- **Skills and workforce** – strong training programmes in offshore logistics, advanced manufacturing and engineering, ocean sciences and health and safety at sea.
- **Research and innovation** – world-leading research and testing facilities supporting advancements in offshore renewable technologies floating platform deployment and remote inspection.

Winter Travel

As British Summer Time ends, all road users are being reminded to take extra care over the autumn and winter months. The reduced daylight hours and poor weather conditions at this time of year can affect visibility, so the advice is to "look out for one another" on Devon's roads.

For more information about travelling on Devon's roads this winter, please visit our ([Search: DCC Winter travel](#)) and the ([Travel Devon](#)) websites.

On-street parking charge to rise

The increases were due after 3-years and part of the DCC long-standing parking management policy to reduce congestion by encouraging drivers to use car parks over on-street parking bays. Any surplus income from parking charges could only be used for local transport schemes, such as bus services, or for highway maintenance and environmental improvements. ([Search: DCC On-street car parking charges](#))

Major Improvements to Local Road Infrastructure

Significant roadworks commenced throughout October, targeting some of Devon's busiest routes. The Council allocated additional funding to repair potholes, improve cycle lanes, walking routes and modernise traffic systems, all designed to enhance safety and reduce congestion. These measures are expected to benefit commuters and local businesses alike, especially as the region prepares for winter weather.

The Council is implementing numerous road infrastructure improvements across the county as part of its **Local Transport Plan 4 (LTP4) 2025-2040** and annual maintenance programmes. These schemes focus on a combination of major road upgrades, maintenance, and enhanced active travel links (walking and cycling), and are funded through a mix of government grants, council funds, and developer contributions.

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New action plan to support education, employment and training

In October the Cabinet approved the "Brighter Futures Action Plan 2025-28", focused on helping young people move into education, employment or training. ([Search: DCC Brighter Futures](#))

Investing in education and young people

Recognising the importance of supporting young people, Devon County Council announced increased investment in youth services and educational facilities. New funding was directed towards after-school clubs, mental health support programmes, and the refurbishment of several primary and secondary schools. The move has been widely welcomed by parents and educators, who see it as a boost for the county's future generations.

The government's ambition is for all families with primary-aged children (Reception to Year 6) to be able to access childcare from 8am to 6pm, five days a week. Devon has been awarded over £3.5 million to support schools, childminders, and providers in creating or expanding wraparound childcare. ([Search: DCC wraparound childcare funding](#))

Government action to protect farming communities amid rising pressures



Councillor Cottle-Hunkin Cabinet Member for Rural Affairs and Councillor Henry Gent, the Chair of the Farms Estates Committee. ([Search: DCC Protect farming communities](#))

Councillors called on the Government to intervene to support Devon's farming sector considering rising costs and regulatory pressures. Devon's farmers manage over 1.7 million hectares of land, with grazing livestock and dairy farms making up nearly 55 per cent of holdings. Yet, the region saw a 32 per cent drop in total income from farming in 2023, with milk and beef remaining the largest contributors.



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Mid Devon District Council News: Significant Developments, Community Initiatives, and Local Highlights

The last month has been a month of progress, engagement, and forward planning for Mid Devon District Council. As the leaves changed and autumn set in, the Council continued its commitment to delivering services, supporting local communities, and planning for a sustainable future. Below are four key stories that shaped the month:-

1. Green Energy Investments Accelerate

This month saw the launch of an ambitious new initiative to increase the use of renewable energy across council properties. Solar panels have been installed on several council buildings, with the aim of reducing Mid Devon's carbon footprint and setting an example for sustainable operations within the district. The project is expected to cut energy costs in the long term and aligns with the Council's wider Climate Emergency Action Plan. Local residents and businesses have been encouraged to explore similar energy-saving measures, with advice and grants available.

2. Affordable Housing Projects Break Ground

Mid Devon District Council broke ground on two new affordable housing developments in October, aiming to tackle the pressing need for quality, affordable homes in the region. The sites in Tiverton and Cullompton will provide a mix of shared ownership and social rent properties, prioritising local families and key workers. The Council's housing portfolio continues to grow, reflecting its commitment to making Mid Devon a more inclusive and accessible place to live.

3. Community Safety Partnership Highlights Autumn Initiatives

With the clocks going back and evenings drawing in, the Council's Community Safety Partnership launched a series of autumn campaigns. These included neighbourhood watch events, online safety workshops, and increased support for vulnerable residents. The Council also worked closely with Devon & Cornwall Police to address anti-social behaviour and promote safe Halloween and Bonfire Night celebrations.

4. Consultation Opens

Like everyone, Mid Devon District Council faces budgetary pressures due to the cost-of-living crisis, increased government requirements, and reduced funding. The council must balance spending against limited resources, including Government Grants, Council Tax, and Business Rates. Have your say! Use the QR code or ([Search: MDDC Residents Survey](#)) The Residents' Survey ask you to consider your 'local area' within a 20-minute town walk or 10-minute countryside drive time.

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