

THORVERTON PARISH COUNCIL

MINUTES of a Meeting of Thorverton Parish Council held at the Memorial Hall, Silver St, Thorverton on Tuesday 14th July 2026 at 7:30pm.

PRESENT

Cllr Andrew Foster (Chairman)
Cllr Andy Price (Vice-Chairman)
Cllr Stuart Crang
Cllr John Hodge
Cllr Graham Sims
Cllr Bryanna Uglow
Cllr Karl Wilson

ABSENT

None

IN ATTENDANCE:

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

1 Chair Welcome

The Chairman opened the meeting with a warm welcome to all and made the following remarks:

There has been a delay in circulating the minutes this month and I have spoken to Jim about this. I am very aware that we keep adding to his work load and it does seem extraordinarily high at the moment; expecting Jim to handle everything to do with setting up the new cemetery, making s106 claims before they expire, producing surveys and dealing with the village handyman as well as his normal duties is all very well, but in addition to this we are asking him to set up a new bank account and create a new website.

I suggested to Jim this morning that we need to look at his working hours and work load. The procedure for doing this starts with the Staffing Group, which is the Chair and Vice Chair, meeting with Jim. Jim should have an annual assessment anyway but we are a little late in doing this as I believe the date for the last one coincided with Steph leaving the Council. Andy and I will meet Jim before the next meeting in Sept. We will discuss all options, such as increasing his hours (I remember the last Clerk always thought there should be more), prioritising some of the projects and finding ways where we can share some of the work. We will report back to you before the next meeting by email but, naturally, we cannot make any major changes to the current arrangements without Councils agreement.

2 Declarations of Interest

Cllrs Hodges & Wilson are members of Thorverton Community Land Trust. Cllr Wilson is a member of the Thorverton Community Action Group. Cllr Foster is Chair of the Thorverton Community Land Trust.

3 Apologies

None, all Cllrs present.

4 Public Open Session

The secretary of Thorverton Football Club spoke about the s106 funds allocated to the Club and the TFC plans as follows:

TFC has two projects in mind; the stop nets at the far end of the pitch to protect Little Silver and a new patio by the WI Hut with benches. To create the area for socialising TFC would need the Parish Council's support for the project. TFC hopes this extends to funding changes and then reclaiming the s106 as TFC cannot afford to spend first and then reclaim.

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He clarified that the patio would replace the bank.

Cllr Uglow suggested a working party to make this happen as the Council is in favour of working with the football club.

[One member of the public left at 7:48pm]

The next speaker talked about the funding that will derive from the almost inevitable development. The funds (called s106 funds) could be put forward for consideration urgently and the Parish Council should invite the s106 to seek out and invite the working group to get proposals.

Profits from the Community Pub are going to present a project for a shop but it will need additional funds. The Shop Group will write to seek s106 funds. The Shop team would like the Parish Council to support their attempts to get s106 funds. Cllr Price advised that the s106 Office at MDDC advised that the shop doesn't meet any of the s106 criteria. Speaker replied that if you don't ask you don't get. The shop could be sited in the grounds of the TMH, whose committee are checking their covenants and limitations. Cllr Price suggested that some open space could be bought and used.

C/Cllr Keable advised that there are a few planning applications coming through but the Chairman explained the formula for calculating s106 that had been shared. Cllr Uglow pointed out that the full amount of s106 doesn't go to the Parish.

A member of the public understood that the PC is mandated to oppose and spend money on a planning consultant. The clerk explained that the suggested consultant had been approached but was considering whether to work for the Parish Council given his commitment to Thorverton Community Action Group (TCAG). The speaker believed there could be conflict between the members of TCAG and TCLT as well as the conflict with pursuing s106 funds against opposing the planners. The Chairman emphasised that TCAG and the PC are working together. The speaker also criticised the Focus report that didn't clearly emphasise the working together.

The next speaker encouraged the PC to engage on an HR basis with the clerk and asked to address that the minutes be produced quicker. Cllr Wilson advised he had brought up this issue too.

5 Minutes

Council **RESOLVED** to approve the minutes of the meeting of 9th June 2026 as a true and correct record and the Chairman duly signed them. **Prop** Cllr Price **Sec** Cllr Crang

6 External Reports - To receive reports from:

6.1.1 County Councillor incl Highways

Council **NOTED** C/Cllr Keable's written report (see appendix A).

C/Cllr Steve Keable advised that the Neighbourhood Highways Officer states that the existing drains don't have the capacity to cope with additional run off from new development. Any significant development would have to address these matters.

6.1.2 Bullen St

C/Cllr Steve Keable advised that access markings for single properties are no longer supported, white lines are discretionary and no longer supported. The problem with white lines being worn away in Bullen St should be reported as a defect.

Council asked about employing a contractor. C/Cllr Keable pointed out that the materials for white lines are stipulated for Give Way and Stop Signs for reflective properties.

Yellow lines require a DCC Highways and Traffic Orders Committee (HaTOC) order. Any request for single- or double-yellow lines will need 100% support of the community as yellow line orders are bundled together to save significant legal costs. A single objection means the whole order would fail incurring unnecessary costs.

[C/Cllr Keable left the meeting at 8:09pm]

6.2 District Councillor

D/Cllr Rhys Roberts reported the following:

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MDDC have now published the Housing and Economic Land Availability Assessment (HELAA). The report is available to the public. This will contribute to the new Local Plan as MDDC does not have one and it needs to be got onto very quickly. Further consultation will take place as this process unfolds

D/Cllr Roberts urged members of the Council and residents to use the MDDC App. It already has 2800 downloads.

Sustainability Grants are available to businesses and individuals to deliver local actions on Climate Change and Nature Recovery over the next 2 years.

Local Government Reorganisation – Chief Execs are meeting tomorrow evening to hear the Government's preferred option which should be public knowledge on Friday.

SWW have implemented a hosepipe ban which Cllr Uglow advised has to be checked by your postcode on SWW's website.

Council asked for more information on the HELAA. Cllr Crang advised that Thorverton has nine areas for development with 193 homes identified in the HELAA report. There are maximum and probable figures for each site which don't match (in 2 cases) the proposals the PC has received.

When questioned D/Cllr Roberts confirmed HELAA is run by a committee of Cabinet Members and Senior Officers. There is an advisory panel that includes development. D/Cllr Roberts will investigate further.

Cllr Wilson asked about the Church Commissioners' sites.

The Chairman advised that Savills, the Church Commissioners' agent, was unaware that the site of the TCLT development had been offered to HELAA. HELAA assessed that the site could take 100 new properties but they published only 50 homes on the site 'because of the size of the village'.

Cllr Crang clarified that some land had been offered for the 2021 HELAA and planners at MDDC were assuming that these parcels of land are still available.

[5 members of the public left at 8:41]

6.3 Saturday Market

There had been two Saturday markets since the last meeting.

June's had raised the following issues:

School Lane to The Glebe footpath needed a vegetation trim.

A garage rent cheque has not been cashed.

The junction between Ford Lane and Thatchers Lane needs a mirror or much clearer white lines.

Spending reserves was also challenged but Cllr Crang had explained the position on that matter to the parishioner's satisfaction. Other questions on the planned developments had also been satisfactorily answered.

No issues were raised at July's Saturday market that weren't dealt with at the time.

7 Projects

7.1 New Cemetery

Council asked the working group to review the quotes for the new cemetery works.

[D/Cllr Roberts left the meeting at 8:54]

7.2 Housing Development throughout the Village

considered this had been discussed in full under the Public Open Session and the HELAA item. Cllr Wilson asked why the preferred consultant had not been engaged. The clerk explained, as he had in the Public Open Session, that the preferred consultant had been invited to agree to provide the Council's report but wanted to consider whether he would have a conflict of interest with his work for TCAG. The clerk was waiting for him to reply after his deliberations on that matter.

Council **RESOLVED** that the clerk should approach alternative planning consultants for the scoping report requested last month should the preferred consultant decline to provide it. **Prop** Cllr Crang **Sec** Cllr Uglow

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7.3 s106 Funding – Available & Future Funds

The Chairman discussed the working group possibilities for the existing Football Club s106 funds of £11,000. Cllr Price will liaise with the football club to progress this issues.

Future s106 funds – the Chairman will invite the local groups and the vicar to get involved in maximising the s106 funds' use from any future development.

7.4 Community Asset

The suggestion for registering the Thorverton Arms as a Community Asset did not meet any support from the current publicans.

7.5 Thorverton Allotments – Purchase of Land

The Chairman's efforts to get a figure for the purchase of the allotment field had been unsuccessful so far. He would keep asking.

7.6 Barliabins Fencing and Hedging

Council is very grateful for Cllr Crang for providing the hedge free of charge. Cllr Uglow asked if anyone could water the young trees in Barliabins as they are suffering in the heat

8 Planning

8.1 MDDC Housing and Economic Land Availability Assessment (HELAA)

Council had discussed this in full with D/Cllr Roberts (see 6.2 above).

8.2 Planning Decisions

Council **NOTED** the following planning decisions:

8.2.1	26/00633/LBC	The Old Pound	New internet connection cable	GRANTED
8.2.2	26/00599/HOUSE	Higher Dunsaller	Ext to chimney stack	APPROVED
8.2.3	26/00542/LBC	Higher Dunsaller	Listed building consent	GRANTED
8.2.4	26/00666/HOUSE	21 The Glebe	Erection of single front extension	APPROVED
8.2.5	26/00541/FULL	May Cottage Bullen St	Annex change of use	GRANTED

8.3 Planning Applications

8.3.1	26/00757/LBC	The Old Vicarage	Change of colour to black & white
8.3.2	26/00829/PNAG	Stone Bungalow	Prior Approval New agri. storage building
8.3.3	26/00915/LBC	Cornerways, Bullen St	Roof Repairs & Re-Thatching
8.3.4	26/00684/HOUSE	West Ashley	Variation of conds 2 & 6 of 23/01369/HOUSE

Council **RESOLVED** to make no comments on these applications.

Prop Cllr Price **Sec** Cllr Crang

8.4 Very Recent Planning Applications Consideration of an Extraordinary Meeting

Council **RESOLVED** to not have an Extraordinary Meeting to discuss application 26/00554/HOUSE.

Prop Cllr Price **Sec** Cllr Crang

9 Recreation Ground

9.1 Financial Report

Council **NOTED** that there was nil expenditure in June 2026.

9.2 WI Hut New Entrance

Council is concerned that the spoil from the gap created in the hedge was distributed on top of an area which Cllr Sims had only recently planted out. There were also stones left carelessly on the Rec which could easily damage the mower.

Council is also seriously concerned that the work may have required Planning Permission. The plans to create the opening and a hard surface need to be clarified regarding permissions and disposals. Initially the WI will be approached informally to raise these matters (by Cllr Crang).

Cllr Uglow has been approached by the WI to offer use of the Hut for Parish Council meetings now that they have WiFi.

10 Grounds Maintenance

10.1 State of the village

Cllr Price receives regular feedback that the village is 'in a mess' with the weeds

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in the cobbles getting worse, School Lane vegetation increasing, and the leats' vegetation getting messy. Cllr Price suggested a nylon brush on a strimmer as an alternative to clear the cobbles.

10.2 Contractor Work for the month

The clerk will take the list in 10.1 above and see if the contractor can offer any additional hours.

10.3 Jubilee Green Maintenance

Council is delighted that the current volunteer will continue to maintain the Jubilee Green.

10.4 Bus Shelter Seat

Council asked the clerk to investigate repairs.

10.5 Leigh Gardens

Council is very grateful to Ann Parkinson for her regular volunteer work keeping Leigh Gardens looking so good.

11 Council Administration

Council Roles and Responsibilities

Council postponed this item to the next meeting.

12 Finance

12.1 Bank

Council **NOTES** the following financial information.

Balance £ 58,153.42 (10th July 2026) **Income** Interest **£28.51** Garages **£210.00**

12.2 Budget Review – Quarter 1 2026-27

Council postponed this item to the next meeting.

12.3 Payments

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

	Prop Cllr Crang	Sec Cllr Hodge	
12.3.1 Ben Fitch Grounds Maintenance June			£ 381.32
12.3.2 Stephens Wilmot Overpayment of Ground Rent (Garage 2B)			£ 70.00
12.3.3 DALC CiLCA training – invoice 7737			£ 360.00
12.3.4 Donation to RBL Jubilee Green thank-you			£ 100.00
12.3.5 NBB Recycled Furniture New octagonal bench			£ 1,086.00
12.3.6 Thorverton Memorial Hall Hire for extra meeting inv 0435			£ 27.00
12.3.7 Post Office Ltd EDF Electricity Bill for Christmas Lights			£ 274.43
12.3.8 J P Roberts Clerk pay for June (interim)	£	300.00	
Reimbursement for Survey Legend subs	£	35.63	£ 335.63
12.3.9 HMRC Clerk PAYE & NI for quarter 1, 2026 (interim)			£ 450.00

13 Next Meeting

The next meeting will be held on Tuesday 8th September 2026.

Tuesday 8th September 2026

There being no further business the Chairman closed the meeting at 10:17pm

Signed Date
Cllr Andrew Foster, Chairman

Cllr Steve Keable

Devon County Councillor's 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 • Silverton • Stockleigh English •
 Stockleigh Pomeroy • Thelbridge • Thorverton • Upton Hellions • Washford Pyne • Wembworthy •
 Woolfardisworthy • Zeal Monachorum

Mid Devon Councillor's Report - Taw Vale:
 Chawleigh • Lapford • Nymet Rowland • Wembworthy

July 2026



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Welcome to this July newsletter. This is just one way I seek to stay in-touch with local communities. This month more good news on delivering local improvements that bring benefit to all. Working together on infrastructure investment, modernising libraries, reporting financial responsibility, consulting on the Local Plan and possible development sites, plus a free App to help you stay in-touch.

Stay informed about local decisions, community initiatives, and opportunities to have your say

Councils working together: Cullompton Relief Road - DCC & MDDC

To deliver the new road, which is designed to ease congestion in the town centre and support Cullompton's long-term growth we have started works and the appointment of a contractor. The scheme is in budget and on time for opening in March 2028.

The 1.3km route is intended to reduce pressure on Cullompton town centre, improve air quality, cut queuing off the M5 and help unlock new homes and jobs in the area. As part of the scheme, new public land for the Cullompton Community Association (CCA) is being created and replacement facilities are being provided for sports clubs impacted by the construction of the road.

The scheme has already created Cullompton's new cricket wicket and outfield, situated on Horn Road, now ready for the first overs to be bowled for the 2026 cricket season.

Completed last summer, the outfield has now matured and settled, and the wicket is primed, ensuring it is now ready for the first matches to take place.

The high-quality pitch meets the latest England and Wales Cricket Board (ECB) standards, with modern drainage and irrigation systems helping to ensure consistent playing conditions throughout the season.

Temporary clubhouse and changing facilities are also in place for the start of the season, while brand-new permanent facilities are already under construction and due to be completed in the first quarter of 2027.

The Department of Transport has agreed the M5 J28a proposal which is subject to Ministerial and



Cullompton Recreation Ground with the relief road, railway and M5 in the background

More flexible hours for Devon libraries with new Open Plus technology

Residents in Devon will soon be able to use their libraries for longer, as new Open Plus technology is introduced across the county. The first phase of the installations begins this month, (July). Eleven libraries will have the technology installed between July and March 2027.

The installations follow a successful trial at Cullompton library earlier this year and is to include Crediton library. Open Plus allows registered library members to access their library outside normal staffed hours. It means people can visit earlier in the morning, later in the evening, and at weekends, using simple self-service systems.

The move is part of ongoing work by the Council and Libraries Unlimited to make libraries more flexible and easier to use, helping more people fit visits around work, family life and other commitments.

Councillor Cheryl Cottle-Hunkin, Cabinet Member for Libraries, said: "We know how important our libraries are to local communities, and we want to make them easier to use for more

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