

THORVERTON PARISH COUNCIL

MINUTES of a Meeting of Thorverton Parish Council held at the Memorial Hall, Silver St, Thorverton on Tuesday 8th September 2026 at 7:30pm.

PRESENT

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

ABSENT

None

IN ATTENDANCE:

5 members of the public, D/Cllr Rhys Roberts,
Jim Roberts (Clerk and RFO)

1 Chair Welcome

The Chairman opened the meeting with a warm welcome to all.

2 Co-option of new Parish Councillor

Council **RESOLVED** to co-opt of D/Cllr Rhys Roberts as a member of Thorverton Parish Council.

Prop Cllr Foster **Sec** Cllr Uglow

3 Declarations of Interest

Cllrs Hodges, Uglow and Wilson are members of Thorverton Community Land Trust. Cllr Uglow is the Council's nominated member of the Thorverton Memorial Hall. Cllr Foster is Chair of the Thorverton Community Land Trust. Cllr Wilson is a member of Thorverton Community Action Group.

4 Apologies

None.

5 Public Open Session

The first speaker asked if the communication could be improved with earlier publication of the minutes. The speaker believes the council is virtually dysfunctional and not acting correctly. He asked everyone to step up and improve communication.

The second speaker advised that the WI could not afford the patio planned for in front of the hut. However, the Football Club could use their s106 funds to create the patio which the WI would like to use.

6 Minutes

Council postponed this item to the next meeting as the clerk had not produced the minutes.

7 External Reports

7.1 County Councillor incl Highways

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

Traffic calming from Berrysbridge

Cllr Uglow reported that there has been a dog killed and another run over and parishioners are keen to see calming measures along this stretch. C/Cllr Keable has noted this and is pursuing the matter. Cllr Uglow will email Cllr Keable with further evidence.

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7.2 District Councillor

D/Cllr Rhys Roberts reported the following matters:

Many millions have been spent on preparation of the Local Government Review which has now been paused. 14 areas of the country have had proposals paused. His personal view is that it is unlikely to be pursued for a few years. Next year's District Councils will go ahead and he expected the elected members to serve a full 5-year term. He promised to keep the Council informed.

There is a bye-election in Bradninch as the MDDC Council Leader has resigned.

£5,000 grants for businesses and £1,000 for individuals to encourage Tourism, Arts, Culture and Heritage in the area are now available. Details on the MDDC website.

The new MDDC Residents App has achieved 3,000 downloads since launch in June, he recommended this useful app to all.

Over 80 applications for community asset transfers have been received by MDDC.

MDDC is working on a New Local Plan (2026-2046) and is reviewing local green spaces across the district. Parish Councils can apply for new spaces.

There is now a huge focus on fly-tipping and MDDC ask for reports on their dedicated webpage.

MDDC will ask for a Community Resilience Plan including a hub in each area that could help with floods, fires and other similar issues. Council reported that the recent fire in Broadlands and the sewage spill led to instant action from the local residents which was very effective.

7.3 Saturday Market

No report this month.

8 Projects

8.1 New Cemetery

Council is concerned about the damage to the wall in the cemetery with a stone fallen out.

This is repeated in several places and there is crack in the wall be the gate.

Council hopes to be able to put this off until after the work is done. In the meantime the damage will be assessed to check a delay will not matter.

The planning application is going ahead now that the new National Planning Policy Framework has been issued and the area requiring a BNG has been increased above the area of the new cemetery.

Council **RESOLVED** to ask the clerk to submit the planning application.

Prop Cllr Hodge **Sec** Cllr Uglow

8.2 Housing Development throughout the Village

Information has been received from the Thorverton Community Action Group (TCAG) which outlines their latest position. Cllr Crang urged the Council to keep an open mind when the planning application is received. He advised the Council is required to do so and must beware of predetermining an item.

Cllr Wilson advised that the Parish Council should have a Local Neighbourhood Plan in place and this should have been done over the last 5 years.

Cllr Roberts advised that the rules have changed and now the reality is that the LNP has less impact and other safeguards have been taken away.



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Council will need to demonstrate the damage to the village, impact of local services and effect on village services.

A parishioner has contacted the Chairman who urged the Council to spend the funds necessary to get expert opinions.

TCAG has suggested that there needs to be a Hydrology Report, Traffic Assessment and Sewage Report which will require more than the initial £1,500 that has been allocated. Cllr Wilson advised that TCAG has raised £3,000 so far with more expected as Thorfest has taken TCAG on as a charity for the 12 Sept 2026 event. He hoped the Council would match these funds to get much nearer the amount needed.

Council **RESOLVED** to work with TCAG to seek suitable experts for the necessary reports for the developments at The Glebe and Lynch Road for which up to £5,000 can be spent.

Prop Cllr Roberts **Sec** Cllr Crang

8.3 s106 - future funding and current projects

Chairman had circulated details of meetings with all the village groups to form a working party to seek the best use of any s106 funds.

Council **RESOLVED** to set up a working party with the clubs & associations of the village to ensure best use of s106 and other funding. **Prop** Cllr Foster **Sec** Cllr Wilson

8.4 WI Hut Improvement plans

The bank in front of the WI Hut belongs to MDDC but they have no issue with the WI cutting through. If a patio is to be created the WI will require additional funds which the Football Club are keen to provide from the s106 allocation.

MDDC are taking the purchase of the land on which the WI Hut stands to the October Cabinet. The WI would like to buy the ground themselves and Council is keen that a local organisation buys it. *[3 members of the public left the meeting at 9pm]*

8.5 Garage Ground Rents

Cllr Crang reported that MDDC charges £290 per annum ground rent for their similar garages which is four times the amount Thorverton Parish Council charges.

Council **RESOLVED** to review the garage ground rents. **Prop** Cllr Crang **Sec** Cllr Hodge *[1 member of the public left the meeting at 9:10pm]*

8.6 Christmas Trees

Cllr Hodge advised he would not be involved this year in the supply of trees. Cllr Roberts supported the two trees in the village as did some other Cllrs, but not all. The Chairman hoped the amount spent would be limited to £200.

The clerk raised the issue of the electricity bills received today which meant that EDF consider the Council owes £2,789.28.

Council **RESOLVED** to not pay the bill, cancel the relationship and write to the appropriate parties that can help. Cllr Wilson will ask an expert agent for their opinion.

Prop Cllr Crang **Sec** Cllr Hodge

9 Planning

9.1 Planning Decisions

Council **NOTED** the following decisions:

9.1.1 26/00757/LBC Old Vicarage (6-14 The Glebe) Ext. colour change **GRANTED**

9.1.2 26/00829/PNAG Stone Bungalow Agri building **PRIOR APPROVAL NOT REQUIRED**

9.1.3 26/00949/HOUSE Fordy Bridge Extension **APPROVED**

9.2 Planning Applications

9.2.1 26/00554/HOUSE 22 Silver St Side & rear extensions

9.2.2 26/00960/HOUSE Raddon Court Single-storey extension

9.2.3 26/00949/HOUSE Fordy Bridge Extension (see 9.1.3 above)

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

Prop Cllr Crang **Sec** Cllr Price

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9.2.4 WI Hut Licensing Application

Council **RESOLVED** to support this application. **Prop** Cllr Crang **Sec** Cllr Hodge
[1 member of the public left the meeting at 9:33pm]

9.3 Very Recent Planning Applications

No new applications since the agenda was issued.

10 Recreation Ground

10.1 Financial Report for July & August

No expenditure this month. The mower is due for a service. It is expected to be slightly cheaper than last year as it had a new battery last year.

The play tunnel is coming to the end of its life and will need replacing within six months.

10.2 Noticeboard Repairs

Council will move the noticeboard to a more useful position outside the Post Office.

11 Grounds Maintenance

11.1 Contractor Work for the month

Cut the grass in the new cemetery

Weedkilling on the Bury cobbles, especially from the Surgery towards The Arms (Cllr Price has a strimmer head to try)

Rec Hedge on the road side needs cutting.

Council is very grateful to Lou Helley who cleared the footpath and Stuart Crebo who help tidy up the cemetery wall.

12 Council Administration

12.1 Council Roles and Responsibilities

Council allocated the roles as follows:

Focus – Cllr Foster

School – Cllr Price

Social Media – Cllr Foster

Memorial Hall – Cllr Uglow

Recreation Ground – Cllr Sims

Road Wardens – Mr R Flatt, Mr P Uglow and Mr C Marshall

Allotments – Mr Neville Lane

Snow Warden – Vacant

Emergency Planning – Mrs Shelton will be asked (by the Chairman)

Thorverton Community Land Trust Board Councillor – Cllr Foster

New Cemetery Working Group – Cllr Hodge, Cllr Uglow, Mrs Shelton, Mr N Bright, Mr M Ayre, Rev T. Collins

Staffing – Chair & Vice-Chair

Planning & s106 Funding – Cllr Crang

Grant Giving – Cllr Hodge & Cllr Crang

Village Leats – Cllr Crang

Managed Biodiversity – vacant

12.2 Chairman report of Staffing Working Group

The Chairman gave a report on the meeting he and Cllr Price had with the clerk.

Prioritisation of the clerk's workload is necessary and the Chairman will help with setting up the new bank account. The new Parish Website will need some additional input which the designers (Parish Online) may well be able to assist with at this stage.

The publication of the minutes will be sent to the Chair for review and then be issued with the agenda for the following meeting. The agenda will start with the Chairman and then be sent to the clerk.

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13 Finance

13.1 Bank

Council **NOTED** the current balance of £ 55,247.66 (3rd Sept 2026) and the income of: Interest £52.62, Garages £70.00.

13.2 Payments

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

13.2.1 Ben Fitch Grounds Maintenance July 335.30 & Aug 606.23 £ 941.73

13.2.2 Savill's Allotment field rent Mch-Sep 2026 £ 90.00

~~13.2.3 EDF Ltd EDF Electricity Bill for Christmas Lights £ 274.43~~

Not paid – see 8.6 above.

~~13.2.4 J P Roberts Clerk pay July & August approx £ 1,200.00~~

Not paid as not prepared in time for the meeting.

Prop Cllr Crang **Sec** Cllr Uglow

14 Next Meeting

An extraordinary meeting will be held to authorise the Housing Development reports and sign off the minutes. The next monthly meeting will be held on Tuesday 13th October 2026.

There being no further business the Chairman closed the meeting at 10:06pm.

Signed Date
Cllr Andrew Foster, Chairman

Cllr Steve Keable

September 2026

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

Steve.keable@devon.gov.uk

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

Skeable@middevon.gov.uk



Septembers newsletter for Parish Council, Councillors and our communities:-
 Please share, so all can stay informed about local decisions, community initiatives, and take-up opportunities to have your say, or to tell me about matters that are important to you.



Members of construction team Wills Bros with Cllr Steve Keable, Cllr Tony Spring, Cllr James Buczkowski, for the three councils involved.

Relief Road - construction officially begins

Finally, after more than 26-years spades are in the ground to relieve through traffic from the town centre at Cullompton and ahead of the planned new M5 J28a that will enable 5,000 homes to be built on the east side of the town and access the finest of community sports facilities in the country. "It's a bright future for Mid Devon", said MDDC Planning & Economic Regeneration Cabinet Member Cllr Steve Keable.

County Councillor and DCC Cabinet member James Buczkowski said, "It's great to see the partnership working between Cullompton Town Council, Mid Devon District and Devon County Councils, and that's the way forward for all infrastructure projects."

Mid Devon District Council's residents' app is proving popular, with nearly 3,000 downloads since it launched in June this year.

The free app is designed to make accessing council services quicker and easier. Residents can use it to report issues, read council news and receive waste and recycling collection reminders. Search and comment on planning applications.

Contact local councillors, access postcode-specific information and find useful local services, all from your smartphone.



New Council Homes

Ten outdated council homes have given way for 18 affordable new council homes in Bampton as MDDC deliver net zero homes with the highest energy efficiency ratings. The mixed development of one-bed, two-bed, three-bed and four-bedrooms and 38 parking spaces follows the success of the award-winning Sandford award winning scheme.

"This development is a real investment in Bampton, providing modern, affordable homes that will benefit local people for years to come," said Cllr Jane Lock MDDC Cabinet member for housing.



Creative Communities: Good News Stories - Morfest at Morchard Bishop

The inaugural community music and arts festival brought the village of Morchard Bishop together to celebrate local talent and community spirit. Organised by volunteers from across the village, the event showcased local bands, musicians, choirs, comedians, dance groups and craftspeople, with all performers drawn from the local area. The festival was supported by a wide range of village organisations, whose involvement helped create a successful community-led event and strengthen local connections.

"It is fantastic to see the Mid Devon Creative Communities Grant Scheme creating opportunities for people to come together to celebrating local talent, food and culture, these events make a real difference," says Cllr Steve Keable, MDDC Cabinet Member for Planning & Economic Regeneration.

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Local government in Devon is changing

Map shows the 4 election Wards for western-side of Mid Devon: with **Upper Taw & Yeo**, **Sandford & Taw Vale**, **Thorverton & Creedy**, and **Silverton & Cadbury Wards**. Each Ward will have 1 Unitary Councillor to replace 8 District Councillors and 1 County Councillor. The Parish Council will stay the same.

Election for the new Devon Council & Exeter Council will happen next May. Those Councillor will run alongside the existing District and County Councillors for 11-months. At that time Mid Devon District and Devon County will be dissolved.

Parish Council elections will also take place in May 2027. These will be for a one-off 5-year term so that all local elections will happen at the same time in May 2033. During this 5-year period the Boundary Commission will review the unitary temporary wards, which will be replaced with new boundaries

Parish boundaries will remain the same and unchanged.



The Government has decided that from April 2028, four new unitary councils will replace Devon's existing councils and will deliver all services in their areas (provisional names are being used to help describe the changes). Government has required areas with two tiers of council (county councils and districts) to come up with plans for having just one tier of council.

futureDevon

One council for all services -

use QR to find out more

local government reorganisation

Shaping the future of

Devon together



September

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