

THORVERTON PARISH COUNCIL

MINUTES of the Extraordinary Meeting of Thorverton Parish Council held at the Memorial Hall, Silver St, Thorverton on Monday 28th September 2026 at 7pm.

PRESENT

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

ABSENT

Cllr Andy Price (Vice-Chairman)
Cllr Rhys Roberts

IN ATTENDANCE:

23 members of the public, Jim Roberts (Clerk and RFO)

1 Chair Welcome

The Chairman opened the meeting with a welcome to all. He advised that the deadline for comments on the Planning application for the Wain Homes (5.1 below) development has been extended until 13th November 2026 by negotiation with MDDC. This meeting would be held as a Public Open Meeting throughout to allowing everyone to speak.

2 Declarations of Interest

Cllrs Hodges, Uglow & 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. Cllr Uglow is the Council's representative on the Thorverton Memorial Hall Committee. Cllr Uglow also has an interest in 5.3 below.

3 Apologies

Apologies have been received from Cllr Andy Price and Cllr Rhys Roberts.

4 Public Open Session

The first speaker represented Thorverton Community Action Group (TCAG) who advised that the two big developments were announced in the spring and TCAG has been active since then. Wain Homes has submitted 26/01201/MFUL earlier than anticipated. A planning consultant has been engaged with TCAG and he has guided their actions. He has been very helpful and liaised with other bodies including MDDC Planners. TCAG are working with the Parish Council to the benefit of the village. Shortly they'll be a letter drop/flyer helping those who wish to make effective objections highlighting the shortcomings of the application and using local knowledge to reinforce objections. This will create the ammunition to stop the application succeeding. He welcomed the funds resolved by the Council to pay experts for reports that will help show this development is not sustainable. A traffic expert and hydrologist have been identified and an ecologist is being sought. The expected costs exceed the Council's £5,000 allocated and the Council would discuss funding further. He hoped that the momentum created by the original deadline of 9th October would continue.

The Chairman hoped that the meeting understood that TCAG and the Parish Council have worked closely over the next

The next speaker asked if anyone knew the agricultural grading of the land. The report by the soil scientist graded it at 3, but the farmer disagreed and asserts it is grade 2. It also says grade 2 in a separate document in the application.

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Chair
Initials

The next speaker asserted that the Design and Access statement is a nightmare. He has contacted the architect who had written the statement who says that the Planners have split the D&AS into 11 documents for reasons unknown.

The next speaker asked the best time to submit individual comments. The Chairman advised early November by when the most information will be available and TCAG will circulate initial advice.

The next speaker suggested that the development could be stopped by getting a rejection on planning grounds. However, the development could be uneconomic. Wain homes will have sought Housing Association partners and the Parish Council could write to potential partners to dissuade them.

The next speaker asked what is the Council doing to engage the community as not everyone knows how to go about this? The Chairman advised that TCAG is ahead of the Council on this and TCAG confirmed that they would be circulating using social media, Focus, emails given to them and leaflet/flyer drops. TCAG emphasised that there shouldn't be lots of objections based on a set template, everyone should use their local knowledge and experience to make their material objections and comments their own. No one should be daunted by the size of the application and the number of documents and anyone can simply object if they have no time to research.

The next speaker reminded the meeting that the traffic survey only covered the immediately adjacent road to the development and not Bullen St or the village centre. Cllr Wilson has requested the second traffic survey directly from Wain Homes but they have ignored the request.

The Chairman advised that the Historic Environment Team has objected to the proposal due to the lack of knowledge of the archaeology of the site.

Cllr Wilson understands that the local Planner had advised that the Parish Council should pay for all experts. He hoped this would be possible as this would mean Thorfest funds would be released for other charitable projects in the village.

The next speaker advised that Thorfest has agreed to the first £1,500 on the lead consultant but further funds will be needed. The consultant will ultimately create the final document of considerable length that will be the most effective objection to the proposal. The Chairman advised that the Council has limited funds and further commitment to this project would mean money could not be spent on the budgeted items, eg Recreation Ground play area improvements.

The next speaker felt that the Parish Council should not commit too much and additional funds should be raised separately, eg by TCAG. TCAG advised that they are fund raising but it isn't their top priority. TCAG is open to donations.

The next speaker asked how the other big development in the School Lane field would be addressed. The Chairman hoped that some of the information obtained from experts will be useful for the School Lane development but that application will have to be dealt with as it arrives, but the meeting should understand that there isn't an unlimited pot of Council funds.

[17 members of the public left the meeting at 7:48pm]

5 Planning

5.1 26/01201/MFUL Lynch Road

Erection of 66 dwellings, including access roads and associated infrastructure
Council now has estimates for expert advice as follows:

Hydrology report £1800, possibly more

Transport report £1200

Ecology report £ 3500

[One member of the public left at 7:56pm]

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Chair
Initials

Spending unbudgeted money now will mean that budgeted items will not be funded and a rise in the Precept will be necessary to restore reserves. Further funding will be discussed at the next meeting.

Council **RESOLVED** that Council will contact the Lead Consultant (CH) for advice on how the £5000 allocated would best be spent on which (ie which reports to commission).

Prop Cllr Crang **Sec** Cllr Hodge Cllr Wilson voted against the resolution.

[Two members of the public left at 8:07pm]

Cllr Wilson hoped that TCLT's plans for Affordable Housing based on a Housing Needs Survey should be included in the final objection. TCLT has MDDC support for its project so it is important to highlight its existence for this planning decision. The Wain Homes development will have a percentage of affordable homes as part of the national requirements. Council hopes to use information from all sources to create their planning comments which will be written at a later date when more expert advice has been received.

5.2 [26/01249/CAT](#) Rear of 15 Silver St

Pollard 1 Eucalyptus tree to approximately 9 metres

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

Prop Cllr Crang **Sec** Cllr Hodge

[Cllr Uglow left the meeting at 8:14pm]

5.3 [26/01238/FULL](#) Sunnydale, Dinneford St Demolish & replace dwelling

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

Thorverton Parish Council urges the planners to consider the sensitive location in the centre of the village and Council looks forward to the opinion of the Conservation Officer on this application. Council does not have any objection to submit.

Prop Cllr Crang **Sec** Cllr Wilson

[Cllr Uglow rejoined the meeting at 8:17pm]

5.4 [26/01261/CAT](#) The Briars, Jericho St Tree surgery including felling 3 trees

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

Prop Cllr Crang **Sec** Cllr Hodge

[Two members of the public left at 8:19pm]

6 Minutes

Postponed to the next meeting.

7 Payments

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

Prop Cllr Uglow **Sec** Cllr Hodge

7.1 J P Roberts Clerk's pay for Apr-Aug 2026 less £900 advanced **£ 1,509.88**

7.2 HMRC PAYE and National Insurance Contributions Apr-Aug 2026 **£ 307.85**

8 Next Meeting

The next meeting will be held at 7:30pm on Tuesday 13th October 2026.

There being no further business the Chairman closed the meeting at 8:32pm

Signed Date
Cllr Andrew Foster, Chairman