

Thorverton Parish Council

Additional Information for Tuesday 14th July 2026

- 1 Chair Welcome**
- 2 Declarations of Interest - To receive any declarations relating to items on this agenda or changes to Registers of Interests.**
- 3 Apologies**
- 4 Public Open Session**

THE COMMUNITY SHOP PROJECT

The Community Pub was run by a group of volunteers for eight months until July 2025. The group's work generated a significant profit and, having considered other options, the pub volunteers voted to instruct a steering group to investigate the feasibility of using the funds to establish a community shop.

The Steering Group has now ascertained what costs are likely to be incurred in setting up the shop and needs additional sources of money in order to present a fully-funded project to the pub volunteer group and then to the village as a whole for their approval.

We are aware that if granted planning consent the open market housing developments will be subject to a planning obligation to provide section 106 funding for local projects.

At a meeting yesterday the Shop Steering Group agreed to write to the MDDC planners to give them the background to the community shop project and to request its inclusion in the list of potential recipients of s106 funds.

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Once a planning application is submitted it is our understanding that the planners will request a list of projects that the Parish Council consider to be suitable to receive s106 funds.

We would be very grateful if the Parish Council could therefore please confirm that they would support the shop project in this way?

THE PC S106 WORKING GROUP

With the prospect of new development in the village, the community needs to operate effectively within the new planning climate.

It is unlikely that Thorverton will avoid any new housing development. Whatever the perceived downsides of this, planning approval will

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result in significant funding being allocated to local projects that benefit the community and mitigate the negative effects of development. This could amount to several hundred thousand pounds.

At your meeting held on 12 May at which I attended and spoke, members of the PC resolved to set up a group to look into and be responsible for s106 matters.

In May, this Group held a very useful meeting with the Council's s106 officer and Area Planning officer, at which it was explained to us "how the system works". We were told that the Parish Council would be invited to put forward potential projects for this s106 funding, and it was suggested that, given that planning applications are imminent, work on this should be carried out urgently so that a list of such projects would be ready for consideration at the appropriate time. It is important to recognise that the s106 monies represent a one-off opportunity to bring benefit to a wide variety of organisations within the village. Oppose development yes, but we need to be ready with projects before the window of opportunity closes.

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If I may respectfully suggest that the Parish Council should invite the S106 Group to seek out, identify, and promote projects within the village for the receipt of s106 funds, and that failure to do so would be a disservice to the village.

5 Minutes -

To approve the minutes of the meeting held on 9th June 2026

6 External Reports - To receive reports from:

6.1 County Councillor incl Highways

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6.2 District Councillor

6.3 Saturday Market

7 Projects

7.1 New Cemetery

Resolutions requested from the recent Cemetery Working Group meeting:

Resolution: Confirmation the handy man can help spray/clear reduce weeds.

Resolution: Confirmation of informant to blacksmith and progress work.

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7.2 Housing Development throughout the Village

7.3 s106 Funding – Available & Future Funds

7.4 Community Asset

On Sat, 13 Jun 2026 at 14:21, Paul Uglow <pa.uglow@btinternet.com> wrote:

Hi Jim,

Please can this be placed on the agenda, i can then feed back the info i was asked to gather .

Thankyou :)

Bry

7.5 Thorverton Allotments – Purchase of Land

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7.6 Barliabins Fencing and Hedging

8 Planning

8.1 MDDC Housing and Economic Land Availability Assessment (HELAA)

8.2 Planning Decisions

**8.2.1 26/00633/LBC The Old Pound New internet connection cable
GRANTED**

**8.2.2 26/00599/HOUSE Higher Dunsaller EX5 5PJ Ext to chimney stack
APPROVED**

**8.2.3 26/00542/LBC Higher Dunsaller EX5 5BJ Listed building consent
GRANTED**

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**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**

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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

8.4 Very Recent Planning Applications Consideration of an Extraordinary Meeting

9 Recreation Ground

9.1 Financial Report for June

9.2 WI Hut New Entrance From Cllr Sims

Hi Jim doing a play equipment inspection I see that the W I hut as now made a entrance into recreation ground on walking around I found that all soil / turf /grass and stones as been dumped on the bank at the bottom of the Rec . I spent a lot of time getting this bank grass seeded and planting hedge plants of all now have been buried So my question is was the WI given permission Graham

10 Grounds Maintenance

10.1 State of the village

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From Cllr Price

Several parishioners have commented to me that the state of the village is terrible and the pavements need sorting.

- 1) do we need to have a working party
- 2) do we need to look for an additional contractor to keep up with the workload during spring and summer
- 3) could we invest in a strimmer attachment for cleaning cobbles. Like a wire brush but nylon: <https://amzn.eu/d/07A0oEtu>

The school have also commented on the cobbles between the two gates. The same as above applies to this too I guess.

The leets are looking terrible down dineford street can this be looked at too. I tried to insert an amazon link but not sure its working for an example nylon brush. If the council do approve this maybe with a spend of up to £50 I can look at the strimmer specs and purchase one that would fit.

10.2 Contractor Work for the month

10.3 Jubilee Green Maintenance

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10.4 Bus Shelter Seat



10.5 Leigh Gardens

11 Council Administration Review of Council Roles and Responsibilities

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8.5 Allocation of Council Roles and Working Groups Responsibilities

Focus – Cllr Foster

School– Cllr Price

Social Media – Cllr Shelton

Raddon Group – Cllr Foster

Memorial Hall – Cllr Uglow

Recreation Ground – Cllr Sims

Highways – Cllr Hodge

Footpaths – Cllr Shelton

Allotments – Mr Neville Lane

Snow Warden – Vacant

Emergency Planning – Cllr Shelton

Thorverton Community Land Trust Board Councillor – Cllr Foster

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Working Groups

New Cemetery – Cllr Hodge, Cllr Price, Cllr Shelton, Cllr Uglow, Mr S Fice, Mr N Bright, Mr M Ayre, Rev T. Collins

Staffing – Cllr Shelton, Cllr Price

Planning & s106 Funding – Cllr Crang

Grant Giving – Cllr Hodge & Cllr Crang

Village Leats – Cllr Crang

Barliabins – Cllr Uglow, Mr C Marshall & Mr T Sanders

Managed Biodiversity – vacant

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12 Finance

12.1 Bank

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

Garages £210.00

12.2 Budget Review – Quarter 1 2026-27

12.3 Payments To consider the following payments:

12.3.1	Ben Fitch	Grounds Maintenance	June	£	381.32
12.3.2	Stephens Wilmot	Overpyt Ground Rent (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	TMH	Hire for extra meeting inv 0435		£	27.00
12.3.7	Post Office Ltd	EDF Electricity Bill Xmas 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 (interim)	£	450.00	

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13 Next Meeting Tuesday 8th September 2026