

Thorverton Parish Council

Additional Information for Tuesday 9th September 2026

- 1 Chair Welcome**
- 2 Co-option of new Parish Councillor – to consider the co-option of District Cllr Rhys Roberts**
- 3 Declarations of Interest**
- 4 Apologies – To consider any apologies for absence.**
- 5 Public Open Session**

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6 Minutes – postponed to the next meeting

7 External Reports – To receive reports from:

7.1 County Councillor incl Highways

Traffic calming from Berrysbridge

From Cllr Uglow

I was asked by a Parishioner if we would consider speed humps or some way of traffic calming coming into the village from berry's bridge end. Around a week or so after a dog was fatally killed, his dog was also hit by a speeding car coming into the village. Can this go on the agenda please.

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7.2 District Councillor

7.3 Saturday Market

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8 Projects

8.1 New Cemetery

Issues with the wall – Cllr Uglow



8.2 Housing Development throughout the Village

8.3 s106 – future funding and current projects

Re: For working party on S106 funding

The football club is happy to proceed. I will let the parish council have their meeting and they can discuss.

My preference is to apply in conjunction, so as we can see if the parish council can reclaim the VAT, which may retain more of the S106 funding, and am happy for them to direct any remaining balance wherever they wish.

We also would need to deal with whether payment can be released prior to works having been completed. I think it may be possible but would need liaising with the S106 officer at MDDC.

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Kind regards.

From the Chair>

> Thank you for this, it outlines what was discussed last evening.

>

> May I just confirm the reason the WI committee did not wish to continue with the patio area was due to the cost, which was far too prohibitive for us. We were not aware this money may have been subject to S106 money. We had also agreed with MDDC that a proportion of the bank , to a total of one metre either side of the new doors, would be removed.

>

> However, if both the Parish Council and the Football Club are in agreement that the S106 monies could be well spent in providing this patio facility I am more than happy to contact MDDC to facilitate further removal of the rest of the bank.

>

> With regards,

>

> Steph Shelton

>

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- >
- > > **Dear Jim**
- > >
- > > **Please forward to the working party on S106 funding of the parish council.**
- > >
- > > **I met Bry and Andrew as part of the meeting re S106 funding last night.**
- > >
- > > **The football club and the WI Hut committee wish to work together on utilising the £11,500 of funding earmarked for the benefit of Thorverton FC. But there is previous agreement between the parish council and FC to put some of the funds towards ball stop netting.**
- > >
- > > **Where I have got to/not got to:**
- > >
- > > **1. The WI Committee installed patio doors to allow access to The Rec from the hut. They asked if I could look at getting access through the embankment via some sort of patio.**
- > >

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> > 2. I arranged quotes to install a patio with tables, plus I got the builders to look at installing ball stop netting following the request form the parish council to provide this for Marcus' house behind the goal.

> >

> > 3. The WI committee do not wish to proceed with the patio plan.

> >

> > 4. The football club have previously agreed to spending some of the money for the ball stop netting. Whilst I have fallen out with Marcus, I will abide by this (as that is a me issue not a football club issue). As mentioned, the difficulty is the builders were installing that whilst they were going to handle the patio, which is no longer happening. Quotes will need to be found from anyone willing to do the work. The previous netting installed was obtained from net world sports - I suggest further netting is obtained from same place, and anyone found to do the work reads the specs before quoting, as it needs a fixed fee quote to limit risks of overspend.

> >

> > 5. I attach my spreadsheet of quotes and my draft application. The quotes were as at June 2026, so may well be out of date, due to the way costs are rising rapidly.

> >

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> > 6. I am the only one at my club committee that really deals with admin, so I have no one to take over the quotes. I am too busy in my job to be able to give it too much attention, so would like help from the parish council should they decide they wish to go ahead with a sole claim for ball stop netting. I think this can be done in the name of the parish council to allow a VAT reclaim, plus it allows PC to own. I think wording can be found to handle this.

> >

> > I have copied in Andrew (parish council) and Stephanie and Sally (WI Hut committeee), so everyone is kept abreast. I do not have contact details for Bry.

> >

> > Kind regards.

Thorverton FC Sec.

> >

In our July meeting it was agreed that I should contact as many of the village clubs, societies and associations as possible – along with the Rev Tim Collins – to consider any potential s106 funding. The email thread below shows the exchanges between Bry and me and these clubs plus a summary of the fruitful meeting that was held on 11th Aug.

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I ask you to read through this before the meeting when we will answer any queries you may have; we will then ask Council to agree on setting up of a Working Group to look into this matter.

Regards

Andrew

Ann Marshall came to meet me earlier this week and her email confirming the details of this is copied below; as you can see she would like the History Society (TDHS) to be part of our future meetings. I have therefore included her in the circulation list.

I will be back in contact after the next PC Meeting on 8th Sept.

Andrew Foster

Dear Andrew,

Thank you for copying me in on the outcome of your meeting. I am so glad that there was a good turnout!

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As secretary of the (TDHS) History Society I consulted with the committee as to whether we should propose a project. The committee was very 'neutral' in its support for us to champion one at this time.

The proposal was to support the maintenance of the sheep-dip infrastructure in a reserved area (due to toxic levels) and to support the formation of a community seating and information area to view the structures, with an information board to inform as part of the Heritage area and history of the village, the unique community resource which once was the sheep dip and the Dinneford Bridge site.

I am sorry to have been unable to attend the meeting but would like to remain involved and to have access to consider the opportunities, should they arise, for S106 funding.

Many thanks Karen Marshall

From: Andrew Foster [mailto:andrew.foster@ctc-consultants.com]

Sent: 13 August 2026 12:17

Subject: RE: Meeting on Tues 11th Aug to discuss potential s106 funds

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Dear all,

Many thanks for coming along to the very positive s106 exploratory meeting on Tuesday; I thought the meeting included a good cross section of all the groups within the village.

During the discussion there was an agreement to use a working group within the Parish Council to effect a combined approach to s106 funding should any development go ahead. Working as part of the PC may not be the fastest of processes, but it does have the advantage of being a regular route to MDDC and will ensure everything is open and fully accountable. Please note that members of a working group do not have to attend PC meetings, but will need to submit an update to the PC if decisions need to be made or money is to be spent.

We will discuss this with the PC at our next meeting on 8th Sept and ask for approval to set up the working group; we can then hold another meeting soon afterwards when we can draw up some real plans. In the meantime it might be a good idea for all the groups who attended to consider nominating one person as a potential member of the working group (even

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that restriction could mean c.8 members!) and start planning their priorities for potential funding.

You may recall that I mentioned inviting the s106 Monitoring Officer to our meeting – I got the following email on Weds from her which I copy below; I think it demonstrates the willingness of MDDC to assist us:

Dear Andrew,

Thank you for thinking of me and for the invitation to attend what sounds like a very worthwhile discussion. I hope the meeting went well and that everyone found it helpful in understanding the opportunities and constraints associated with Section 106 funding.

If any questions were raised by the parish council, community groups, clubs, or associations that remain unanswered, please do let me know and I will be happy to provide clarification or further information where I can. Equally, if there are any specific project ideas that groups would like guidance on in relation to S106 eligibility, I would be pleased to assist.

Kind regards, Elaine

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From: Andrew Foster [mailto:andrew.foster@ctc-consultants.com]

Sent: 01 August 2026 12:23

Subject: Meeting on Tues 11th Aug to discuss potential s106 funds

Hello all,

This email has been sent to the clubs, societies and associations that might be interested in applying for s106 funds for projects and schemes that fall within the s106 criteria. We would like to invite you to an informal meeting on TUES 11th Aug 2026 at 7.00pm in the WI Hut, to see if the village can work together in a coordinated approach.

So what is this all about? Should any houses be built in Thorverton the developers have to pay into a fund, referred to as s106. This is for community groups, including the PC, to use for improvements to the village to offset the effects of the building projects. The PC is therefore in the strange position of being mandated to spend money on advice regarding the developments but, at the same time, preparing for a possible influx of potential s106 funds if houses are built.

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Please also note the following:

- 1. The scheme is managed by the Planning Obligations Monitoring Officer at Mid Devon District Council – not the PC.**
- 2. Any proposal needs to meet the eligibility criteria shown on the attached list. (NB you can see this is heavily biased towards the development of Public Open Spaces). Please check this to see if you have a project that could be eligible.**
- 3. You will need the support of our local Dist Cllr, Rhys Roberts.
The PC is specifically interested in using s106 funds for new play equipment (note NOT repairs) at the Rec Ground, but we would be failing in our duties to represent all sections of the village if we did not publicise this matter.**

Please come along for an informal chat,

Best regards

Andrew Foster and Bry Uglow

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8.4 WI Hut Improvement plans

Dear Councillors

I write on behalf of the Women's Institute Thorverton (Charity No. 229868), leaseholders of the WI Community Hut.

As you know, for nearly 100 years, the hut has been a long-standing and valued community

asset, serving a wide range of village groups, which currently includes Thorverton Football

Club's adult and youth teams. Following a recent review, the committee have begun

progressing modest, but much needed improvements to ensure the building remains safe,

welcoming and inclusive for everyone who uses it.

We are planning on installing appropriately specified external doors on the elevation facing

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the playing field. At present, there are no exits on that side of the building, and by doing so, would create a safer and more direct route to the fire assembly point, avoiding the current need to evacuate via a narrow alleyway and out onto the road. It would also improve access for emergency services and enhance everyday accessibility between the hut and the playing field. Furthermore, by incorporating suitable disabled access, it would support our responsibilities under the Equality Act 2010.

To enable these works, a small section of the earth and stone bank between the hut and the playing field would need to be removed. Whilst we understand the bank lies within our leased boundary, and as such, have written to Mid Devon County Council who own the freehold, we

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are writing in the spirit of partnership and openness to ask whether the Parish Council has any concerns or objections to the removal of this section of bank to facilitate these improvements.

**We greatly value our positive working relationship and would be very happy to provide further details or meet to discuss the proposal if helpful.
Thank you for your continued support of this shared community facility.**

**Sabrina Sokolowski, Secretary
On behalf of Women's Institute Thorverton**

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Expected costs of erecting netting at pitch and for patio area					
Summary of best costs					
£2,160.00	Cost of installing pole bases to specification				
£1,462.71	Cost of x4 poles (6m height) with 120mm mesh black net length 20ms				
£408.00	Cost of x2 6 seater picnic tables				
£9,168.00	Cost of new patio area				
£13,198.71	VAT inclusive				
£2,199.79	Estimated VAT on VAT inclusive amount				

8.5 Garage Ground Rents
Cllr Crang

8.6 Christmas Trees
Cllr Hodge

9 Planning

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9.1 Planning Decisions

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

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

9.2 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

9.2.4 WI Hut Licensing Application

9.3 Very Recent Planning Applications Consideration of an Extraordinary Meeting

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10 Recreation Ground

10.1 Financial Report for July & August

10.2 Noticeboard Repairs

From Cllr Uglow:

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I have noticed this evening that a repair is need to the notice board on the REC ground. The screen has a break in the top right corner. I saw Paul Webb and he said the football club no longer use it as they communicate via email. Could this should be on the agenda please.

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11 Grounds Maintenance

11.1 Contractor Work for the month

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12 Council Administration

12.1 Council Roles and Responsibilities

Responsibilities

Focus – Cllr Foster

School– Cllr Price

Social Media – Cllr Shelton

Raddon Group – Cllr Foster

Memorial Hall – Cllr Uglow

Emergency Planning – Cllr Shelton

Thorverton Community Land Trust Board Councillor – Cllr Foster

Recreation Ground – Cllr Sims

Highways – Cllr Hodge

Footpaths – Cllr Shelton

Allotments – Mr Neville Lane

Snow Warden – Vacant

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 & £106 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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12.2 Chairman report of Staffing Working Group

13 Finance

13.1 Bank

Balance £ 55,247.66 (3rd Sept 2026) Income Interest £52.62

Garages £70.00

13.2 Payments To consider the following payments:

13.2.1 Ben Fitch Gds 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

14 Next Meeting Tuesday 13th October 2026