

Thorverton Parish Council

Additional Information for Tuesday 13th October 2026

A brief summary of information for various items taken from emails and documents already circulated to all Councillors since the last meeting

1 Chair Welcome

Thorverton Parish Council

2 Declarations of Interest To receive any declarations relating to items on this agenda or changes to Registers of Interests

Email from a parishioner

Just a small point, but I noticed that some parish council members declared an interest in an item on the agenda but did not specify to which item their interest related. Nor was it clear whether that might exclude them from discussion of the item. Could councillors be clear on this please, so that the minutes could record it?

3 Apologies To consider any apologies for absence

4 Public Open Session 15 minutes for members of the public to raise any issue of concern

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5 Minutes To approve the minutes of the meetings held in June (Extraordinary Mtg), July and Sept (PC Mtgs) all held over from last meeting and Sept 2026 (Extraordinary Mtg)

6 External Reports - To receive reports from:

6.1.1 County Councillor incl Highways

6.1.2 Traffic Calming on Berrysbridge Road

Email from a parishioner

I refer to item 7.1 - Traffic calming from Berrybridge Road, in the minutes of the September Parish Council meeting.

I write in support of the people who have raised concern about traffic in the Berrybridge Road area and I would also like to express my sympathy to those who have been involved in the very sad incidents mentioned. I was unaware of these sad incidents and do not know where they precisely occurred.

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Our drive accesses the Berrybridge Road at the same point of the much-used footpath from School Lane. I have become increasingly concerned that the traffic along the Berrybridge Road has markedly increased over time, so what was once a fairly quiet country lane has become a frequently used route into the village ,and beyond.

The footpath exit unto the road is not visible to traffic in either direction and it is not within the 30mph limit. I hear walkers' children and dogs approach the blind exit and their safety is a concern. It would be easy for them to run into the road without realising the danger.

We also of course have to be extremely cautious ourselves when we exit onto the lane from our drive, which is also fairly concealed and frequently used as a passing place.

I think warning signage or traffic calming on entering and leaving the lane would not only be welcome but also a necessity and I hope something can be done.

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6.2 District Councillor

6.3 Saturday Market

7 Projects

7.1 New Cemetery

Notes from the Cemetery Working Group – Wed 7 Oct

- 1. We looked at available quotes. Decided that we would like a single contractor who could complete all the work required. It was suggested that we get quotes for concrete paths and for possible start date. Andrew updated on budget available and at present we would be within this. Nick will contact contractors and Andrew will chase planning permission.**
- 2. We looked at the woodland trust for hedging and decided X4 packs would be required and we would like to bid for the March slot 2027.**

Thorverton Parish Council

The millennium green trust has also offered excess trees to the PC for use. Tim suggested that a community hedge planting day which the group thought was a good idea. Larger trees would be talked about at a later meeting.

Resolution to PC

- 3. Rosemary and Lavender bushes its was decided to buy larger potted plants for impact rather than take cuttings. The quantity would be decided once works start.**
- 4. Nick had spotted a wooden high back circular seat from sustainable furniture and Bry had by coincidence seen on the same site a recycled low back circular seat from the same company. Michael said that the recycled bench put in Bullens Close they were pleased with. The prices seemed to be within budget more research required for these, material, style, longevity and maintenance to be considered.**

Resolutions for Parish Council:

- 1. Agree to group ordering x4 Hedging plants in PC name.**

Thorverton Parish Council

7.2 Housing Development throughout the Village, including review of any limitations to the available funds from the PC.

Email from a parishioner

I should say at the outset that I am not in favour of spending on consultancy for something where there is clear published advice on what may be taken into account when commenting on planning applications. It would seem far more appropriate for those who want consultancy advice on how to oppose an application to find the money themselves. I had been led to believe that the Thorverton Community Action Group would be doing that, indeed it was even minuted for September that they had £3,000 already. Nonetheless, I appreciate that the Parish Council feels that there was sufficient support from the survey to commit some funds.

My experience of these matters is that the Council needs to be very clear on some points:

1. Who are the consultants advising? This may seem self-evident, but the role of the TCAG does cloud the issue. I have said previously that I feel that the TCAG should be a working group reporting to the Parish Council. If it remains separate, there does need to be absolute clarity on who liaises with the consultants and receives the advice.

Thorverton Parish Council

- 2. There should be a written (electronic) agreement as to what is to be provided and by when, and what the penalties are for failure to meet this.**
- 3. The Parish Council needs to be clear about what the payment is for and whether there are any conditions, for example, no win no pay.**
- 4. If the Parish Council is not putting the work to tender it needs to be very clear that it meets the financial rules.**
- 5. It is of concern that the quoted consultancy costs for this first planning application are already significant. The Parish Council may want to build in to its calculations the likely cost of also opposing a second application, by Summerfield Homes.**
- 6. Overall, the Parish Council needs to be mindful of its other priorities. Any funding that it puts towards consultancy is money that cannot be used on its other work. The consultancy costs were not budgeted for while the other work was. Parishioners may take a dim view of a huge increase in the precept for next year in order to cover such unforeseen expenditure.**

From a consultant

Here is a brief summary of progress to date as requested, in advance of the Thorverton PC meeting tomorrow:

Thorverton Parish Council

I have read the Wain Homes Transport Assessment (TA), and am in the process of familiarising myself with the relevant Devon CC (DCC) and Mid-Devon District Council (MDDC) policies. I have also updated myself on the August 2026 NPPF (at no charge to the PC)

I have read the letter from DCC Highways to MDDC dated 8/10/2026, forwarded to me by Charlie Hopkins. I have rarely seen such a severe criticism of a planning application by a highways authority, which raises doubts over whether the application can proceed in its current form. As well as two outright objections, DCC Highways identify eight areas in which the information submitted is "inadequate to consider the proposal": there is very little time in which to remedy these information gaps and allow time for response within the current application timetable, and failure to provide adequate information would amount to further causes for objection.

Much of the TA is significantly flawed, due partly to lack of information as acknowledged in the TA itself, partly due to a fundamental misunderstanding or misinterpretation of sustainable transport policy and practice. The following is almost certainly not an exhaustive list:

Lack of a full traffic survey, as already noted, promised as an Addendum document but not yet issued. Without the baseline survey, very little can be done to analyse changing movement patterns. The only traffic survey to

Thorverton Parish Council

date, for one week in January 2026, is inadequate even for the two lanes adjacent to the site, and tells us nothing about traffic conditions within the village and beyond.

Lack of a Travel Plan: the TA is not much more than a Travel Plan Framework, a standard catch-all document with little project-specific evidence on what will be done, no targets and no indication of its likely effectiveness, with no monitoring or fall-back strategy if targets are not met: the notion that a relatively small housing development would have a Travel Plan Co-ordinator illustrates a lack of understanding of proportionality in travel planning.

Lack of a Road Safety Audit, also promised as an Addendum document: the TA has only four references to road safety, and argues no more than that the rural lanes adjacent to the site have low vehicular traffic volumes (which does not make them feel safer in any way) and that there have been no accidents in the area in recent times (which says nothing about future safety with increased trips of all types).

The TA references several national documents such as the Manual for Streets, then claims that the scheme complies with them and is therefore 'sustainable' on the flimsiest of grounds: for example, that Thorverton meets the criteria for a walkable neighbourhood when there are limited services -

Thorverton Parish Council

especially retail – within walking distance and the walking routes are perilous.

The TA further claims that residents will walk, cycle, or use buses, regardless of the dangers of walking or cycling along the adjacent lanes into the village, and of the low frequency of bus services. It suggests that people will be able to commute by bus to Exeter because there are peak hour buses, but it takes rather more than one bus each way at given times to make a bus service a viable commuting alternative for car-available people.

The TA makes a common mistake of treating the commonly used thresholds for how far people will walk or cycle as 'cliff-edges', with most people prepared to walk one mile but few who would walk more than one mile. In reality there is a distance-decay pattern. From the starting point, the number of people who would walk drops off as distance increases, and after one mile perhaps only 50% of people would walk (subject to the quality of the walking route), and the number drops ever more sharply above the threshold distance.

If the current application deadline of 13 November remains unchanged, I aim to complete a draft report to Thorverton PC by late October, as I am likely to be away abroad for the week or so up to 8 November. This would leave time to

Thorverton Parish Council

revise the draft as necessary before the 13th. Should additional information, such as the Addendum TA, be made available after my first draft is completed, it may prove difficult, and it would arguably be an unreasonable demand, to respond to it in the current timescale.

7.3 s106 – future funding and current projects

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7.4 Affordable Housing project Statement from TCLT



The CLT think this might be a good time to remind everybody why the TCLT / Hastoe development will be better for local people.

On the TCLT/Hastoe site all lettings and shared-ownership sales will be prioritised for locally-connected people.

On private-developer sites, such as Wain Homes, locals do not get any special priority. The homes will be occupied by those with most housing need across the whole of Mid Devon.

On the TCLT / Hastoe development the rented homes will be at “social rent” levels – around 50-60% of market rent levels. By contrast, any affordable homes for rent on the private developer sites are highly likely to be at “affordable rent” levels, which are always at 80% of market rents.

TCLT Board
October 2026

Thorverton Parish Council

7.5 Barliabins

Funds for gatepost repair materials

From Cllr Uglow

X1 gatepost rotted and down at Barliabins. I have a volunteer who will mend for free, materials only required.

Resolution : Council spends up to £50 on replacement.

7.6 Allotments

Offer to the Church Commissioners to buy the Allotment Field

Email from Savills

[...] I have discussed the position with the Church Commissioners.

At this stage Thorverton Parish Council has not made an offer for the allotments and the Church Commissioners are not able to give an indication of the level at which an offer should be made,

Thorverton Parish Council

so the Council may wish to take independent advice before putting forward a proposal.

Once an offer has been submitted, I can put it to the Church Commissioners for consideration and take their instructions. The Commissioners will need to consider the offer against the value of the property before deciding whether it is acceptable. If the Parish Council would like to proceed, please send me its offer and I will submit it to the Church Commissioners.

Thorverton Parish Council

7.7 Sheep Dip Sale at auction

Email from the Secretary of the Thorverton & District Historical Society

At the meeting of the Thorverton & District History Society today (12th October 2026) it was agreed that we should register our concern with the parish Council at the scheduled auction of the former sheep wash as a 'small amenity parcel'.

We believe this historic local feature is part of the agricultural heritage of the village, in use until the late 1960s , and as such should be retained if possible, and support given to develop it only as part of the village amenities and to maintain the structures and architecture of the site.

Please would you register our concerns at the Parish Council meeting

Thorverton Parish Council

7.8 Christmas

**Trees purchase & supply by 20 November and lights switch-on
From Cllr Hodge**

Can we verify if we are having a Xmas tree this year please.

**If we do Sam and his team can do the lights for Nov 22nd as they are
away Nov 28 & 29 ,so can the tree be delivered sometime between
Nov 17th to Nov 20th.**

We will need to contact and confirm with the hall.

**I have left a message with Heather re choir availability ,will update re
choir as soon as I know.**

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8 Planning & Consultation

Planning Decisions

**8.1 26/00338/FULL Chilton Gate Kennels Convert to 5 dwellings
APPROVED**

Planning Applications

**8.2.1 26/01201/MFUL Lynch Road Erection of 66 dwellings,
including access roads and associated infrastructure**

**8.2.2 26/01287/TPO Thorverton School Fell one pine tree subject
of a TPO**

Thorverton Parish Council

8.3 Very Recent Planning Applications Consideration of an Extraordinary Meeting

Consultation

8.4 MDDC Local Green Space Consultation Deadline extended to 7th January 2027 8 page Consultation Package circulated.

9 Recreation Ground

9.1 Financial Report for Sept

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9.2 WI Hut Provision of new nets and building of WI terrace

10 Grounds Maintenance

10.1 Contractor Work for the month

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11 Finance

11.1 Bank

Balance £ 74,805.51 (8th October 2026) Income Interest £29.46

Garages £70.00 Precept £22,070

11.2 Grant Giving Mid-Devon Mobility request

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11.3 Budget Review Quarter 2 2026-27

Thorverton Parish Council Budget 2026-27 -- Quarter 2 Review								
	2022-23	2023-24	2024-25	2025-26		2026-27	2026-27	
Payments	Actual	Actual	Actual	Budget	Actual	Budget	Qtr 2	Notes
	Payments							
Staff costs	£ 7,222	£ 5,780	£ 7,893	£ 10,160	£ 7,506	£ 8,800	£ 4,102	
Administration	£ 1,437	£ 820	£ 1,814	£ 1,500	£ 2,918	£ 1,500	£ 610	Room hire, station
Prsh Mntnce - cntrctr	£ 3,509	£ 2,015	£ 1,980	£ 3,000	£ 3,225	£ 5,000	£ 3,540	Trees
Prsh Mntnce - matrls	£ 2,971	£ 1,306	£ 671	£ 3,000	£ 1,183	£ 3,000	£ 198	
Recreation Ground	£ 933	£ 680	£ 2,770	£ 1,250	£ 13,891	£ 2,000	£ 977	Trees, seats, inspec
Allotments	£ 255	£ 238	£ 291	£ 250	£ 115	£ 250	£ 90	Maintenance
Grant Giving	£ 1,098	£ 875	£ 1,300	£ 1,500	£ 1,550	£ 2,000	£ 100	
Insurance	£ 719	£ 746	£ 832	£ 1,000	£ 843	£ 1,200	£ 855	
Annual Subs	£ 323	£ 440	£ 390	£ 500	£ 419	£ 750	£ 412	ICO, SLCC, DALC
Legal fees			£ -	£ 500	£ -	£ 500	£ -	
Training	£ 114	£ 402	£ 60	£ 750	£ 60	£ 1,000	£ 360	CILCA
Barliabins	£ 668	£ 668	£ -	£ -	£ 7,580	£ -	£ -	
New Cemetery	£ 1,140	£ -	£ 10,145	£ -	£ 5,405	£ 10,000	£ -	
Archaeological Dig	£ 2,000	£ -	£ 7,099	£ -	£ -	£ -	£ -	
Elections		£ -	£ -	£ -	£ -	£ -	£ -	
Affordable Housing		£ 494	£ -	£ -	£ -	£ -	£ -	
New Play Equipment	£ 1,000	£ 1,000	£ 2,500	£ 2,500	£ 2,500	£ 10,001	£ -	
Charging Points	£ 1,000	£ 1,000	£ -	£ -	£ -	£ -	£ -	
General Reserves		£ -	£ -	£ -	£ -	£ -	£ -	
Defib donation		£ -						
Total	£ 24,389	£ 16,464	£ 37,745	£ 25,910	£ 47,194	£ 46,001	£ 11,245	

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11.4 Payments

11.4.1 Ben Fitch Grounds Maintenance September	£ 576.47
11.4.2 Elite Ecology Independent Technical Review	£ 2,160.00
11.4.3 J P Roberts Clerk pay for September	£ 489.93
11.4.4 HMRC PAYE & NIC for September	£ 151.37

12 Next Meeting Tuesday 10th November 2026