

THELBRIDGE PARISH COUNCIL

Minutes of a Meeting of Thelbridge Parish held on 30th September 2025 at 7.30pm at Thelbridge Parish Hall.

Present: In the Chair Cllr Linsey Clements

Cllrs John Gibson (arrived during the Meeting), John Cowell, Richard Grant, and Chris Keller

DCC Cllr Steve Keable MDDC Cllr Polly Colthorpe

Three members of the Public. Parish Clerk Malcolm Vallance

1. The Chair welcomed everyone including the three members of the Public.
2. Apologies for Absence – Cllr W Boundy and Cllr R Hayes.
3. Public Forum

25/01103/FULL Cannington Farm Witheridge Change of use from agricultural building to B8 storage

Mr W Martin (Applicant), and Colleague, spoke on this application and were disappointed that the Parish Council had failed to support it, and were unhappy with the negative response. The site in question comprised of a grain store and an existing building that was approved under an agricultural Prior Notification.

An existing access had been approved for associated agricultural traffic.

This proposed location for sustainable expansion would increase local employment to 25-30 high-skilled positions and contribute annually to the local economy.

A discussion then followed with questions being raised by Parish Councillors.

The Applicants Colleague was insistent that “The Parish Council within 7 days of receiving a Planning Application were obliged to call a Public Meeting to discuss”.

The Clerk responded to say during his many years as Parish Clerk for other Parishes he was not aware of this.

It was agreed the Parish Council would discuss the application formally later in the Meeting under the Agenda item for Planning.

25/01168/FULL “Menchine Farm” Nomansland

Erection of Eco Laundry for use in connection with Anaerobic Digester for associated works

Mr S Cole (Applicant) spoke on behalf of this application and was disappointed that the Parish Council had failed to support it.

“Menchine Farm” was a working farmstead comprising of the main farm, with poultry houses, an anaerobic digester plant and agricultural fields.

If granted the application would support the current construction of 155 new homes in Witheridge. and would also provide Rural Employment.

A discussion then followed with questions being raised by Parish Councillors.

It was agreed the Parish Council would discuss the application formally later in the Meeting under the Agenda item for Planning.

4) Declarations of Interest

Cllr Gibson (25/00788/FULL Building at NGR 282241 113747 West Middlewick Farm Nomansland - Retention of change of use of farm building to cafe/tearoom, kitchen and function room)

(For future Meetings it was agreed this item should be higher on the Agenda)

The Minutes of the Meetings held on 24th June 2025. and 23rd July 2025 which had both been had been circulated ahead of the Meeting, were approved by the Parish Council and Signed by the Chair as a true record.

5) Matters arising

The Thelbridge defibrillator had been repaired and re installed and thanks were recorded to Janet Ashelford for her assistance over this matter.

7) Replies – None

8) Correspondence

a) PCC Thelbridge had submitted a grass cutting grant application and this was discussed and a Grant of £300 was agreed.

Proposed Cllr Gibson, 2nd Cllr Grant, and carried.

b) Grass Cutting Eastwick Barton

During the Summer months reminders had been received over the need for the grass to be cut. The final cut for 2025 had been carried out by Cllr Grant.

It was agreed for 2026 onwards to find someone locally able to cut the grass on a regular basis. It was hoped to have an update on this for the next meeting.

c) DALC - Parish Clerk's Pay rise 3.20% (1st April 2025) - Noted

d) PKF Littlejohn – The 2025/2026 AGAR 2 Exemption form) had been acknowledged.

9) Reports

i) DCC Cllr S Keable had circulated his September 2025 report and this was noted

ii) MDDC Cllr Colthorpe gave an update on District Council matters - The State of the District debate was to take place on the 17th September 2025 and various speakers had been

invited. Active Tiverton were holding a free event for adult unpaid carers to include Swimming, Pilates, Aerobics. The Pots and Pans collection trial had been a success and was now being introduced to the whole of Mid Devon. MDDC had slipped back to number 5 for the Top Ten Districts for Recycling.

10) Planning Decisions to note /Applications in need of discussion

25/01153/CLP “Glendale” Nomansland – Certificate of Lawfulness for the proposed use of garage to living accommodation **FOR INFORMATION**

25/01202/PNAG “Westcott Dairy” Witheridge – Erection of an agricultural building **FOR INFORMATION**

25/01232/MFULL “Westcott Dairy” Witheridge – Erection of building to cover slurry pit
Recommend Approval

REVISED DRAWINGS

25/00788/FULL Building at NGR 282241 113747 West Middlewick Farm Nomansland
Retention of change of use of farm building to cafe/tearoom, kitchen and function room

25/00788/FULL Building at NGR 282241 113747 West Middlewick Farm Nomansland -
Retention of change of use of farm building to cafe/tearoom, kitchen and function room
PARISH COUNCIL FEEDBACK TO ORIGINAL APPLICATION - NO COMMENT TO STAND.

25/01107/PNCOU Lewdon Farm Black Dog -Prior Notification for change of use of an agricultural building to 1 dwelling under Class Q. **NOTED**

25/01103/FULL Cannington Farm Witheridge Change of use from agricultural building to B8 storage

Following an update in the Open Forum on this planning application it was agreed to SUPPORT THE APPLICATION.

25/01167/PNAG Woodford Farm Witheridge
Prior notification for the erection to an agricultural storage building **NOTED**

25/01126/FULL Erection of a covered cattle yard- “New House” Witheridge
NO COMMENT

25/01168/FULL “Menchine Farm” Nomansland
Erection of Eco Laundry for use in connection with Anaerobic Digester for associated works
Following an update on this planning application in the Open Forum it was agreed to SUPPORT THE APPLICATION. Cllr J Gibson abstained.

25/01093/PNAG Prior Notification for the erection of extension to an agricultural storage building Land and Buildings at NGR 279615 111536 Marchweeke Farm Witheridge
Agricultural /Forestry Development (For information)

Planning Decisions to note

25/01202/PNAG “Westcott Dairy” Witheridge – Erection of an agricultural building
MDDC - **No Objection by MDDC**

25/01211/PNAG “Westcott Dairy” Witheridge – Erection of roofing over concrete yard area
MDDC – **No objection by MDDC**

25/01107/PNCOU Building at NGR 277538 110636 Black Dog
Prior notification for the change of use of an agricultural building to 1 dwelling under class Q
MDDC – **Withdrawn**

25/00788/FULL Building at NGR 282241 113747 West Middlewick Farm Nomansland
Retention of change of use of farm building to cafe/tearoom, kitchen and function room
Permission granted

10) Payments

Debbie Martin (Internal Auditor) – Internal Auditors Fees 2024 £30, and 2023 £30	£60
Thelbridge Parish Hall (Hire charge 2024/25) £120, Grant (2024/2025) £150	
plus £350 (2025/2026)	£620.00
Mr M J Vallance Salary £339.20 Expenses £114.11	£453.31
HMRC (PAYE)	£84.80
Mrs L Clements (Chair’s expenses)	£69.24
Thelbridge PCC (Grant)	£300.00

Payments agreed. Proposed Cllr J Gibson, 2nd Cllr J Cowell, and agreed unanimously.

11) Councillors’ items, and matters for the next Meeting :-

a) It was agreed to discuss and agree at the next Meeting the “Parish Council Protocol for dealing with Planning Matters”.

Also to pursue the suggestion that “The Parish Council within 7 days of receiving a Planning Application were obliged to call a Public Meeting to discuss this”.

Also to enquire with MDDC as to any Planning Training was planned over the next few months.

b) The number of emails being circulated was discussed and it was agreed these should in future be circulated on weekly basis.

c) It was noted that there had been several agricultural burglaries in the area.

d) Matters of Speeding were being addressed in “Nomansland” where there was also a “Rattling Drain Cover” which was in need of being identified and reported.

12) Date of next Meeting – 9th December 2025.

There being no other business the Chair closed the meeting at 9.17pm

Signed Dated.....

