

**Minutes of the Meeting of Clayhidon Parish Council
Held at the Village Hall, Clayhidon, at 7.30pm on Monday, 10 August 2026**

Present:

Councillors Saunders (Chair), Bendle, Blackmore, Kidner and Weekes together with Mrs S McGeever (Parish Clerk).

CPC005/1. Welcome by Chair, apologies for absence and introductions

Councillor Saunders welcomed those present to the meeting.

Apologies had been received from and were approved for Councillors Drew and King. Councillor Clist (MDDC and DCC Councillor) and Councillor Bradshaw (MDDC Councillor) had also sent their apologies.

CPC005/2. Declarations of Interest/Dispensations

There were no declarations of interest.

CPC005/3. To approve minutes of the meeting on 13 July 2026

It was RESOLVED that with minutes of the meeting of 13 July 2026 should be signed by the Chair as a true and accurate record of the meeting. The minutes were duly initialled and signed.

PROPOSER: Councillor Saunders

SECONDER: Councillor Kidner

DECISION: unanimous by those present at the last meeting

CPC005/4. Public Participation

No members of the public were present.

CPC005/5. Planning

5.1 To consider the following planning applications:

26/00837/FULL

Proposal: Erection of dwelling following demolition of an agricultural building (Revised Scheme) Location: Land and Buildings at NGR 317188 116575 (Willtown Farm) Clayhidon
Site Vicinity Grid Ref: 317188 / 116575
Parish: Clayhidon 15

The Parish Council noted that the location of the blue line on the site plan was now in line with the actual curtilage of the property.

The Parish Council had no objection to the approved planning application which permitted the renovation of the existing barn and believed this was preferable to a new build at that specific location. From the drawings it was difficult to gauge the actual size of the proposed house and concerns had also been expressed regarding foul water drainage which did not appear to have been adequately addressed in documents on the planning portal.

The Parish Council RESOLVED to object to this application given that the proposed new build was not in keeping with its local surrounds.

Should MDDC be mindful to approve the application then the Parish Council would hope that any further development of the site by way of extensions is subject to full planning permission.

5.2 To note the following planning decisions:

26/00701/LBC – REFUSED – 22 July 2026

Proposal: Listed Building Consent for the erection of two storey extension following removal of existing garden room and installation of window

Location: Battens Farm Clayhidon Cullompton Devon

26/00700/HOUSE – REFUSED – 22 July 2026

Proposal: Listed Building Consent for the erection of two storey extension following removal of existing garden room and installation of window

Location: Battens Farm Clayhidon Cullompton Devon

The Parish Council were surprised that the application had been refused.

5.3 Enforcement

It is understood that the Enforcement Officer has visited four sites in Clayhidon and an update has been requested. Updates are normally given after any action has been taken and an Enforcement Notice issued.

CPC005/6. Finance

The Clerk ran through the financial report provided to Parish Councillors prior to the meeting.

6.1 Unity Bank Current Account

Balance on 30 June 2026				£3065.43
Less payments				
14-Jul-26	B/P to: Mrs S M McGeever	EXP APR-JUN26		121.20
14-Jul-26	B/P to: hmrc cumbernauld	475PL00323677		235.00
14-Jul-26	B/P to: Mrs S M McGeever	WAGES APR-JUN26		940.04
14-Jul-26	B/P to: Clayhidon VH	PC 8 JUNE		24.00
14-Jul-26	B/P to: S.Aldworth		2557	169.60
14-Jul-26	B/P to: c houghton	COUNCIL		790.50
31-Jul-26	Service Charge			7.00
				2287.34

Receipts

Transfer £2000.00

Balance on 31 July 2026 £2778.09

Payments to be authorised:

Village Hall (room hire) £24.00

The Parish Council RESOLVED to make the above payment.

PROPOSER: Councillor Saunders

SECONDER: Councillor Kidner

DECISION: unanimous

6.2 Unity Bank Instant Access Account

Balance on 30 June 2026 £12065.52

Less payments

Transfer to current £ 2000.00

Receipts

Balance on 31 July 2026 £10065.52

The Cumulative bank reconciliation from 1 April 2026 to 31 July 2026 had been completed and was duly signed by the Chair at the meeting.

The Month 4 budget monitoring information had been circulated to Parish Councillors, and it was noted that just over the 25% of the £4000 budget for the Lengthsman had been spent. This would allow for a further set of potholes to be filled as well as ditch and drain work during the winter months.

The Parish Council noted that the Lengthsman also worked for other parishes and the Clerk was asked to clarify the use of the wacker plate.

6.3 S106

The application for funds for benches was with MDDC, and the Clerk was awaiting a response.

6.4 Defibrillators

All the defibrillators were in working order and up-to-date on The Circuit.

6.5 Noticeboards

Councillor Kidner advised that he would be meeting up with the contractor to view the various materials that had been offered to make the two new noticeboards. A further update would be given at the next meeting.

Councillor Weekes asked the Parish Council to consider potential users for the bus shelter.

Action: Bring forward to the next meeting

CPC005/7. Clerk Update and Correspondence

Local Government Reorganisation

The Parish Council noted that Clayhidon would be part of the large rural and coastal unitary without a significant economic hub. In population terms, this appeared to result in 25% of the current population of 80% of the county.

The Parish Council were extremely disappointed with the decision and believed this would be to the detriment of rural areas.

Emergency Plan

The Clerk was in the process of obtaining 'what-three-words' stickers for the defibrillators and creating the maps that were required as part of the Emergency Plan.

The Emergency Plan meeting would be held in conjunction with the Village Hall in October.

Neighbourhood Plan

The Parish Council noted that the Housing Needs Survey was in process and would close prior to the next meeting. A draft report will be provided by Devon Communities Together.

The Parish Council would consider the possibility of a Neighbourhood Priority Statement following receipt of the report.

The Clerk would bring the Housing and Economic Land Availability Assessment (HELAA) report to the next meeting.

Storage of Parish documentation and maps

The Clerk had still not had an opportunity to take the documentation to Exeter.

Councillor Bendle advised that

Dumped Caravans

MDDC had advised that the caravans would be removed. Parish Councillors reported that the caravans were still in situ.

Action: Clerk contact MDDC

Fly tipping

Fly tipping had been reported to MDDC and the electrical appliances had been removed.

Connect the Culm

Connecting the Culm had not been able to identify all the sites and had requested a site visit.

Action: Meeting to be arranged – Councillor Bendle

Local Nature Recovery Strategy (LNRS)

As noted at the last meeting, the Parish Council noted that LNRS was a strategy for the whole of Devon, including Plymouth and Torbay. Given the Parish Council had commons and land and looked to keep habitats natural, no further work was required at this present time.

Biodiversity and Wildlife Enhancement

The Clerk would contact the Devon Wildlife Trust to ascertain if any surveys had been conducted recently and if any works were planned.

Blackdown Healthy Living & Activity Centre - Support for local communities

The Parish Council considered that the BHLAC was a valuable resource for the community.

Blackdown Hills Parish Network

Councillor Weekes advised that she had attended the meeting and the film a People's Emergency Briefing on Climate Change had been shown. Given the current set of heatwaves, the Parish Council felt that the film could be shown at the Emergency Plan meeting.

Action: Councillor Weekes/Clerk

Forestry Works

The Parish Council noted that forestry works were taking place at Staple Hill and Buckland Woods.

Blackdown Healthy Living & Activity Centre - Support for local communities

The Parish Council considered that the BHLAC already provided support for local community.

Blackdown Hills Parish Network

The Parish Council noted that the AGM was on Wednesday July 22nd 2026 at 6:45 for 7pm and was being held in The Otter Room at the Sidmouth Arms, Upottery, EX15 9PN

There would be a People's Emergency Briefing on Climate Change, followed by a panel discussion

CPC005/8. County Council Report

In the absence of Councillor Clist no report was given.

Councillor Clist would be asked to attend the next meeting and the Parish Council noted that this could be via Zoom given the report did not require any decision making.

CPC005/9. District Council Report

In the absence of Councillor Clist, the Clerk had circulated the Town and Parish Report prepared by MDDC Councillor DuChesne who was the Cabinet Member for Parish and Community Engagement. The report is shown as an addendum to these minutes.

CPC005/10. Highways/Footpaths

10.1 Highways

Having resolved to call another meeting of all those who had expressed an interest in the Working Group to assist with pothole repairs, the decision was taken to hold the meeting prior to the September.

Action: Councillors Drew/Weekes and Clerk

The Clerk confirmed that a further order of tarmac was due to be delivered to Councillor Drew.

Actions carried forward:

It was noted that the salt bins at the top of Chapel Street and outside Duns Green were in need of repair.

Action: Councillor Drew to provide the Clerk with the serial numbers

10.2 Footpaths

The Clerk advised that there was nothing to report on Footpaths at this meeting.

CPC005/11. Clayhidon Charity & John Griss Charity

11.1 Clayhidon Charity

Bank Account

The Clerk was working to gain access to the account for Councillor King and Blackmore. Unity Trust Bank had confirmed that both had access to the account.

Action: Councillors Blackmore and King together with the Clerk.

Annual Accounts

In the absence of Councillors Drew and King, the meeting would take place after the September Parish Council meeting.

Merger

The Clerk was in discussions with the solicitor to move the potential merger of the Clayhidon Charity and John Griss Charity. Any transfer of funds or potential merger would need to take account of both the monetary and land assets.

Action carried forward:

It was noted interest had been expressed in buying some of the Charity's land.

Action: Councillor Blackmore/Clerk

11.2 John Griss Charity

A short meeting of the John Griss Charity would take place following this Parish Council meeting.

CPC005/12. Items raised by Chair

The Chair had no issues to raise.

CPC005/13. Items raised by Councillors

Parish Councillors had no issues to raise

CPC005/14. Date of the Next Council Meeting

The next meeting would take place at the Village Hall on 14 September 2026.

A date for the Annual Parish Meeting would be considered at that meeting.

Signed..... **Date**.....
Chairman

2026 July Parish Report (1-31 July)

Local Government Reorganisation

The Government has now confirmed its decision on Local Government Reorganisation in Devon. Mid Devon has published information for residents, including a postcode checker which allows people to see which future authority area they will fall within. This remains a significant area of work for the Council and I continue to support efforts to keep town and parish councils informed throughout the transition process. The Government has also now confirmed the official names of the four new unitary authorities. These will be Exeter Council, Torbay and South Devon Council, Greater Plymouth Council and Devon Council (incorporating most of Mid Devon). While the names differ from those used in earlier announcements, the areas covered remain unchanged. As more information becomes available, I will continue to share updates and support parish councils through the transition.

Residents can find further information about the changes and use the postcode checker on the Mid Devon Local Government Reorganisation webpage. [Devon Local Government Reorganisation \(LGR\) - MIDDEVON.GOV.UK](https://www.devon.gov.uk/middevon) & [Local Government Reorganisation in Devon - Future Devon](https://www.devon.gov.uk/middevon)

LGR Consultation Findings

The Government has published its analysis of consultation responses relating to Devon's reorganisation proposals. The report shows mixed views across the county, with significant concern expressed about some of the proposed four-unitary models, particularly regarding financial sustainability, rural representation and service delivery. The consultation highlighted the importance of maintaining strong local engagement and ensuring rural communities continue to be effectively represented during and after reorganisation. [Devon, Plymouth and Torbay: Summary and analysis of consultation responses](https://www.devon.gov.uk/middevon)

Progress on a Second M5 Junction for Cullompton

Plans for a second M5 junction at Cullompton have taken an important step forward following confirmation that the Government has awarded £1.3 million to fund the next stage of development work.

The proposed junction would help reduce congestion around the existing Junction 28, improve local journeys and support future growth in Cullompton, including the Culm Garden Village development. The funding will be used to produce a detailed business case, refine the design and assess how the new junction would connect to the local road network.

The project is part of a wider package of transport improvements for the area, alongside the Cullompton Relief Road and the planned railway station. While construction funding has not yet been approved, the latest Government support is a significant milestone and keeps the project moving towards the next stage of development.

Waste and Recycling Service Improvements

Mid Devon District Council has recently completed significant improvements at its waste depot at Carlu Close, helping to modernise the service and prepare for future recycling developments. The upgrades include improved storage facilities, enhanced staff facilities and new in-cab technology that allows collection crews to record information and respond more effectively to customer enquiries.

These changes will support a number of new initiatives planned for later this year, including additional recycling containers for residents, new food caddies, and pilot schemes for soft plastic and disposable nappy collections.

Councillors and community representatives are being invited to visit the depot and see the improvements first-hand. The tours will also provide an opportunity to view the new recycling containers and food caddies that will be available this autumn to help residents increase their recycling capacity.

The Council is also exploring opportunities for recycling containers and food caddies to be made available from community locations such as village halls, churches, schools and health centres, making them easier for residents to access. If you know of a suitable local venue, the waste team would be pleased to hear from you.

Passport to Summer Fun and Fitness

Active Mid Devon is helping families stay active and entertained this summer with its new **Passport to Summer Fun and Fitness** scheme. Running throughout the school holidays, the offer gives families of up to four people access to a wide range of activities for just £15 per week.

The pass includes swimming, racquet sports, fitness classes, Aqua Run sessions and SEND activities across Active Mid Devon's leisure centres. There is also the option to add gym access for an additional £5 per week.

With the long summer break ahead, it's an affordable way for families to keep active, try new activities and make the most of the facilities available locally. For more information, visit the Active Mid Devon website or speak to staff at your nearest leisure centre.

[Passport to Summer Fitness - Active Mid Devon](#)

Supporting Parish Councils

As Cabinet Member for Parish and Community Engagement I have recently contacted parish councils regarding the retirement of Mid Devon District Council's parish website hosting arrangements. Many councils have already made alternative arrangements, but some are still in the process of migrating their sites. Guidance and support information has been circulated, including signposting to assistance available through DALC.

Community Emergency Hubs: Building Local Resilience

Recent workshops organised by Devon Communities Together and the Devon Community Resilience Forum have highlighted the benefits of establishing Community Emergency Hubs within local communities. A Community Emergency Hub is a designated local venue where residents can come together during emergencies such as severe weather, flooding, extended power cuts, major transport disruption or other incidents. The hubs are designed to provide a central point for sharing information, checking on vulnerable neighbours and coordinating local support while emergency services focus on the most urgent situations. Importantly, these hubs are intended to be run by the community, for the community. They can be based in existing facilities such as village halls, community centres or other suitable buildings, and do not require a formal team of volunteers to be identified in advance. Simple guidance and role cards enable those available at the time to organise and operate the hub safely and effectively.

Devon Communities Together is supporting communities across the county by providing free Community Emergency Hub kits to eligible locations. The initiative aims to strengthen community resilience and ensure that local people are better prepared to help one another when unexpected events occur.

This is an opportunity that parish councils and community groups may wish to explore further as part of wider emergency planning and preparedness arrangements. A well-supported local hub could play an important role in helping residents stay informed, connected and supported during times of disruption. For further information, contact Devon Communities Together via rod.birtles@devoncommunities.org.uk

Affordable Housing

Mid Devon's award-winning affordable housing development at Crofts House, Sandford, has now received its fourth industry award of 2026. The development demonstrates innovative construction methods and provides an example of how affordable housing can be delivered sustainably in rural communities.

[Residents - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/residents)

Sustainability and Climate Action

Community groups may be interested in the Strategic Sustainability Grants programme launched by Mid Devon District Council. The scheme is designed to support local organisations undertaking work relating to sustainability, climate action and nature recovery, helping groups become more resilient and develop partnerships to deliver projects locally.

[New Strategic Sustainability Grants to support community climate and nature action](#)

Council Communications and Information

Members may have seen increasing promotion of the Mid Devon residents' app. The app allows residents to access council services, receive waste collection reminders, report issues, read council news and stay informed about local matters. I would encourage residents to download it if they have not already done so. The residents' app has been designed to give you quicker access, clearer information and more control over how you stay connected with your council.

Mid Devon App - MIDDEVON.GOV.UK

Your council services, news and reminders – now pocket-sized.

Community Safety

Recent information from Devon and Cornwall Police highlights the continued importance of using the correct reporting channels. Residents should continue to use 999 only in emergencies and use 101 or online reporting for non-emergency matters. Police have also circulated useful advice on cyber security, mobile phone theft prevention and protection against online fraud.

The Office of the Police and Crime Commissioner has also been promoting new work around reducing violence against women and girls and encouraging participation in the Devon and Cornwall Male Ally Network.

Ward Work

Alongside district-wide issues, I continue to work with residents, parish councils, community organisations and fellow councillors on local matters across the ward. Recent activity has included parish engagement, discussions around community resilience, local government reorganisation, sustainability initiatives, and support for community projects and organisations in the Tiverton and Halberton area.

Cllr Gwen DuChesne

Cabinet Member for Parish and Community Engagement

Mid Devon District Council

gduchesne@middevon.go.uk