

**Minutes of the Meeting of Clayhidon Parish Council
Held at the Village Hall, Clayhidon, at 7.30pm on Monday, 14 September 2026**

Present:

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

CPC006/1. Welcome by Chair, apologies for absence and introductions

Councillor Saunders welcomed those present to the meeting.

Apologies had been received from and were approved Councillor Clist (MDDC and DCC Councillor) and Councillor Bradshaw (MDDC Councillor).

CPC006/2. Declarations of Interest/Dispensations

There were no declarations of interest.

CPC006/3. To approve minutes of the meeting on 10 August 2026

It was RESOLVED that with minutes of the meeting of 10 August 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 Kidner

SECONDER: Councillor Saunders

DECISION: unanimous by those present at the last meeting

CPC006/4. Public Participation

No members of the public were present.

The meeting to discuss the state of Clayhidon's roads, held at 7pm, is reported under Item 006/10. Highways/Footpaths.

CPC006/5. Planning

5.1 To consider the following planning applications:

There were no planning applications to consider.

Appeals:

Application Ref: **26/00700/HOUSE**

Proposal: Erection of two storey extension following removal of existing garden room and installation of window

Location: Battens Farm Clayhidon Cullompton Devon

Appeal Ref: 6014953

Appeal Start Date: 21 August 2026

Application Ref: **26/00701/LBC**

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

Appeal Ref: 6014691

Appeal Start Date: 21 August 2026

The Parish Council noted that the above two applications which had been refused by MDDC had gone to appeal. The deadline for comments was 28 September 2026 and whilst the Planning Inspector would take account of all comments submitted under the planning application, the Parish Council RESOLVED to submit a further comment outlining their support for this application.

PROPOSER: Councillor Kidner

SECONDER: Councillor Drew

DECISION: unanimous

The Clerk would prepare a comment outlining that the Parish Council, whilst aware of the Listed Building considerations, supported the application and believed monies could be better spend pursuing applications that were detrimental to the area. The Clerk would circulate the comment to the Parish Council for approval.

5.2 To note the following planning decisions:

26/00700/HOUSE – REFUSED – 22 July 2026

26/00701/LBC – REFUSED – 22 July 2026

As requested, the Clerk had contacted MDDC to understand the reasons behind the refusal of this application and the information had been circulated to Parish Councillors. As detailed above, the applicant has gone to Appeal.

26/00038/FULL – APPROVED – 18 August 2026

Proposal: Erection of single storey side extension

Location: Gollick Park (Barn B) Battle Street Clayhidon Cullompton

5.3 Enforcement

It is understood that there were ongoing investigations being carried out by Enforcement. As reported before, updates are normally given after any action has been taken and an Enforcement Notice issued.

CPC006/6. Finance

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

6.1 Unity Bank Current Account

Balance on 31 July 2026	£2778.09
Less payments	
Service Charge	£ 7.00
Receipts	
Balance on 31 August 2026	£2771.09

Payments to be authorised:

C Houghton (Lengths Man) £594.50

Village Hall (meeting room – Jul-Sep) £ 60.00

The Parish Council RESOLVED to make the above payments.

PROPOSER: Councillor Kidner

SECONDER: Councillor Saunders

DECISION: unanimous

6.2 Unity Bank Instant Access Account

Balance on 31 July 2026	£10065.52
Less payments	
Receipts	
VAT	£ 74.07
Balance on 31 August 2026	£10139.59

The Cumulative bank reconciliation from 1 April 2026 to 31 August 2026 has been completed for signature by the Chair at the meeting and was duly signed.

The Month 5 budget monitoring information has been circulated to Parish Councillors prior to the meeting and was in line with the budget set. The budget monitoring information is uploaded to the website each month.

6.3 S106

The S106 monies were for benches on Public Open Space. The Parish Council whilst owning commons did not believe it had any designated Public Open Space.

Action: Clerk to contact MDDC

6.4 Defibrillators

The Clerk reported that all defibrillators were listed on The Circuit and were in working order.

Action: Clerk to source location stickers

6.5 Noticeboards

Work was ongoing to arrange all the necessary materials to produce the new noticeboards. Whilst most materials were being donated to the Parish Council, it was RESOLVED that if some materials needed to be purchased then this could be actioned.

6.6 National Joint Council Pay Agreement

The Parish Council noted that the Pay Agreement was applicable from 1 April 2026 to 31 March 2027 and represented an increase of 3.3 per cent backdated from 1 April 2026. On the Clerk's current pay scale of 14, this would mean an increase in the hourly rate from £15.31 to £15.82.

The Parish Council RESOLVED accepting the Pay Agreement and backdate it to 1 April 2026.

PROPOSER: Councillor Saunders

SECONDER: Councillor Bendle

DECISION: unanimous

6.7 Purchase of a new computer

The Parish Council noted that the current computer was purchased second hand for £50. Purchase of a new computer would be discussed as a budget item for the next financial year noting that Windows 11 model would be needed at some point.

Action: Clerk to monitor its performance

Other matters:

The Clerk reported that the External Auditor had requested an updated explanation of the variance in Box 6 of Section 2 of the Accounting Statements and this had been produced and accepted. The revised explanation would be uploaded to the website.

In addition, the Clerk reported that she had indicated that there were charitable monies included in the accounts because of the funds being held for the Clayhidon Charity. The External Auditor had advised that this was not necessary as the Parish Council was not the sole Trustee.

The External Auditor's Section 3 report was awaited.

CPC006/7. Clerk Update and Correspondence

Local Government Reorganisation

The Parish Council had noted the information included in the agenda which had now been superseded by the Government's decision to pause Local Government Reorganisation.

Action: Clerk to monitor

Emergency Plan

A date for a public meeting was still required and was likely to be scheduled for the new year when the People's Emergency Briefing film could also be shown.

Neighbourhood Plan

The Housing Needs Survey has closed and the draft report received and circulated to Parish Councillors. The contents were noted and no amendments were required. The final report would be made available to the public.

Further information has been circulated on Neighbourhood Plans and preparing a planning priority statement.

Storage of Parish documentation and maps

The Clerk would be taking the information for the Devon Archive.

Dumped Caravans

The caravans had been removed. Unfortunately, all the tyres that had been stored in the caravans were on the roadside.

Action: Clerk to report

Connect the Culm

It was noted that a site visit was required.

Action: Clerk to identify potential dates

Blackdown Hill National Landscape

The schedule and posters for the Festival of Heritage 2026 running from 11 – 19 September had been circulated to Parish Councillors.

Local Nature Recovery Strategy (LNRS)

The Parish Council noted its responsibility to Local Nature Recovery and working with the Devon Wildlife Trust to ensure the commons provided habitats.

Biodiversity and Wildlife Enhancement

This topic was considered by the Parish Council and linked into LNRS.

Wild About Devon Community Wildlife Grant Scheme

The 2026 scheme was now open and offered grants of up to £500 for projects that benefit local wildlife while bringing people together to care for their local environment. This information would be sent to the scouts who leased the Quarry.

Blackdown Healthy Living & Activity Centre - Support for local communities

The Parish Council noted the work the BHLAC did to support the local community. This item could be taken off the agenda.

National Public Confidence in Policing Survey

The Parish Council did not feel the need to complete this survey as an entity. Individuals could do so and it had been posted on social media.

NALC Survey on Town and Parish Councils

The Parish Council asked the Clerk to complete the survey its behalf.

Community Hub

The Parish Council that MDDC had offered to come to a Parish Council meeting and discuss Emergency Hubs. This linked directly into the Emergency Plan.

Action: Clerk to organize.

CPC006/8. County Council Report

In the absence of Councillor Clist, the Clerk reported that Councillor Clist had spoken to residents at the John Griss Open Day.

He recognised the frustration of residents to the number of potholes, but it was essential that these were reported online. [Report a pothole - Devon County Council](#)

CPC006/9. 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.

CPC006/10. Highways/Footpaths

10.1 Highways

Potential members of the Working Group to assist with pothole repairs discussed progress of the lack of with the Parish Council.

Given that tasks allocated had not been undertaken, it was RESOLVED that the Clerk would:

- a) Set up the WhatsApp group
- b) Send out a call for email addresses
- c) Organise the online training offered by DCC Highways
- d) Send out a call for two individuals who would be prepared to undertake Chapter 8 training following completion of the online training
- e) Send out a call for equipment required (PPE etc) and
- f) Send out a call for an individual to coordinate activities

Once all these actions had been completed, tarmac could be ordered.

Action: Clerk

The Parish Council asked that a further pallet of tarmac be ordered for the Lengths Man.

Action: Clerk

It was agreed that posters would be produced to encourage residents to report potholes on line with a QR code.

Action: Clerk

Actions carried forward:

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

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

10.2 Footpaths

The Parish Council noted the receipt of the DCC order made on 26 March 2026 under Section 119 of the Highways Act 1980 and Section 53A(2) of the Wildlife and Countryside Act 1981, to divert part of public footpath No.28, Clayhidon running from its current route through Troakes Farm, A-B-C to a route through the fields west of Troakes A-D-E as shown on the Order map.

The Parish Council had no representations or objections to make believing it to be an improvement

CPC006/11. Clayhidon Charity & John Griss Charity

11.1 Clayhidon Charity

A meeting of the Clayhidon Charity would take place after the Parish Council meeting to formally adopt the accounts for 2025/26.

11.2 John Griss Charity

Councillor Weekes proposed a vote of thanks for John Kidner for all his work in organising the John Griss Open Day. The day had been a success, and discussion would now take place on the format for 2027.

Wellington Scouts had expressed an interest in the area of land at Hartsmoor that had been offered to Hemyock Scouts.

The area would need to be topped, and fencing installed together with an area of hard standing for parking a van.

Work was ongoing to prepare the new Haretsmoor Fishery lease.

The Clerk would follow up on the LEMP report and the planning application.

CPC006/12. Items raised by Chair

Purchase of a laminator – to be placed on the next agenda.

CPC006/13. Items raised by Councillors

Councillor Weekes potential for a Parish Council event and potential fundraiser for road repairs.

Councillor Kidner requirement for the Wellington Scout's lease to be renewed.

CPC006/14. Date of the Next Council Meeting

The next meeting would take place at the Village Hall on 12 October 2026.

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

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

Chairman

MDDC REPORT

It's been a much busier month than expected given its summer holidays. At time of writing the weather is finally beginning to break and we are receiving a little of the much needed rain.

1. **Resignation 24/8/26 Cllr Luke Taylor former leader of Mid Devon District Council submitted his resignation.**

- 2.

2.Changes to Cabinet Cllr Matt Fletcher will be replaced by Cllr Lloyd Knight with effect from the 15/8/26. He will take over the same Cabinet responsibility (i.e. the People Development portfolio).

3. Local Government Reorganisation The government has allocated £900,000 in transition support for each new unitary announced and areas will receive a further £150,000 per unitary authority to support the recruitment of directors of statutory upper-tier services such as adult social care, children's services and public health.

Local Government Reorganisation (LGR) in Devon continues to move forward, with key leadership and electoral roles now assigned across the four future unitary councils. For Devon Council, Andy Bates and Stephen Walford have been named Deputy Senior Responsible Officers, while Ken Miles will serve as Returning Officer.

A pan-Devon Programme Management Office is expected to be established by **1 September 2026** to coordinate work across all 11 councils and support delivery of the reorganisation programme.

Council leaders have stressed that maintaining services for residents remains the priority during the transition. Detailed work is still ongoing, and some decisions, including future staffing locations, are not expected until after the election of shadow authorities in **May 2027**, with further clarity anticipated from **autumn 2027**. Staff and communities will continue to receive updates through ongoing engagement and the Future Devon website.

4. Warding - as a result of Local Government Reorganisation On **20 July 2026**, the Government told Devon, Plymouth and Torbay councils how many councillors each new unitary authority would have and required interim warding proposals to be submitted by **1 August 2026**. This gave councils about **20 working days** to prepare proposals using existing boundaries and fixed councillor numbers.

The interim arrangements have been designed to ensure lawful elections and effective governance when the new authorities are created. Because of the tight timescale, there was limited opportunity for councillor involvement, public consultation or formal decision-making.

Mid Devon has now shared its proposed arrangements with members, and a Devon-wide submission will be made to the Ministry of Housing, Communities and Local Government (MHCLG). Further boundary reviews, public consultation and any necessary Community Governance Reviews, including changes to town and parish councils, will take place after the new authorities are established.

5. Community Asset Transfers The asset transfer work continues to progress following the close of the Expressions of Interest stage, with around 80 submissions received under the Council's Community Asset Transfer Policy. These are now being reviewed by officers to assess compliance with the policy and to gather supporting information on the assets concerned.

The Corporate Strategic Asset Advisory Group (CSAAG) is being convened to consider the Expressions of Interest and make recommendations on the next steps. A report to Scrutiny will set out the submissions received and whether they meet the policy requirements.

The intention is for CSAAG's recommendations to be considered by Cabinet in September before a final decision is made by Full Council. Where approved, work will then begin on progressing any agreed sales, leases or transfers, with completion targeted before the end of the financial year.

6. The recent Community Network meeting brought together local voluntary, community and public sector organisations to strengthen relationships, share information and explore opportunities for joint working.

Discussions highlighted common challenges, particularly around accessing funding, and the importance of maintaining strong links between organisations supporting local residents.

A key focus was the potential impact of Local Government Reorganisation (LGR), with participants keen to understand how future changes could affect the organisations they represent and the communities they

serve. There was also discussion about promoting Tiverton more effectively and improving awareness of the services, facilities and attractions available locally.

7. Local Green Spaces Mid Devon District Council is preparing Plan Mid Devon, a new local plan covering the period 2026–2046. The plan will guide future development and the use of land across the district, while identifying those places and environmental assets that warrant protection.

As part of the evidence gathering for Plan Mid Devon, the Council is undertaking a review of Local Green Space designations across the district and inviting parish councils to nominate additional sites for consideration. This will take the form of a 6-week consultation in September and October, with details circulated through Parish Clerks.

Local Green Space is a specific planning designation established through national planning policy. It provides particular protection for green areas that are demonstrably special to the communities they serve. It is not a general designation for every valued open space, recreation ground, playing field or area of countryside. To qualify, land must satisfy all the relevant tests in the National Planning Policy Framework, be supported by proportionate evidence and have a clearly defined boundary capable of being shown on the policies map.

The purpose of this consultation is to identify any additional green areas that parish councils consider may meet the national requirements for designation as Local Green Space. For each new site proposed, the Council will require a clearly defined boundary map, information about the site and its ownership, and sufficient evidence to demonstrate why the particular space is close to the community it serves, demonstrably special and of particular local significance, local in character and not an extensive tract of land.

The submission of a site does not mean that it will automatically be designated. The Council will assess all nominations and will consult further when preparing Plan Mid Devon, the new Local Plan.

8. Local residents and councillors were invited to step inside Mid Devon District Council's latest affordable housing development at School Close, Bampton. Delivered in partnership with ZED PODS, the completed development has transformed 10 outdated council properties into 18 high-quality affordable homes.

Read the full press release at:

<https://www.middevon.gov.uk/new-zero-carbon-council-homes-showcased-during-bampton-preview/>

9. Rent Error Update A rent calculation error, identified during an audit in 2024, affected around 1,200 Mid Devon social housing tenants who were overcharged rent and a further 1,600 tenants who were undercharged. The issue dates back to 2002 and was found to be similar to problems experienced by a number of other local authorities. Following legal advice, the council has agreed to refund up to six years of overpayments, despite the error extending over a longer period.

An update to Cabinet on **4 August 2026** reported that **402** tenants had received refunds totalling £330,210, including £13,775 in compensation. The process has been particularly complex where rent payments were linked to Housing Benefit or Universal Credit. To date, the council has prioritised cases involving tenants who do not receive benefits, while also carrying out extensive engagement through letters, telephone calls, home visits, website updates and drop-in sessions.

The council has confirmed that it will not seek repayment from tenants who were undercharged rent as a result of the error. However, cases involving Universal Credit remain dependent on decisions by the Department for Work and Pensions (DWP) regarding how any overpayments should be handled. The Housing Regulator continues to be kept informed, with the latest meeting taking place on 21 July 2026.

10. Meadow Lane Transport Changes As part of the Cullompton Relief Road project, a new pedestrian crossing has been installed on Meadow Lane near the leisure centre, and a shared cycle and pedestrian path is being created between Station Road and Exeter Road via Meadow Lane and CCA land. Before the relief road opens at the end of next year, double yellow lines will be introduced along the full length of Meadow Lane. These measures will improve visibility, maintain traffic flow, and help ensure Meadow Lane operates safely and efficiently. While this will reduce parking for some residents and leisure centre users, alternative and additional parking options are being explored. Parking demand in the area continues to be monitored, and further updates will be provided in due course.

11. New Shared-use of bridge marks transfer of land to Cullompton Community Association. A key milestone has been reached on the Cullompton Relief Road scheme, with the successful installation of a new shared-use bridge on Cullompton Community Association next phase of the project.

Read the full press release at:

<https://www.middevon.gov.uk/new-shared-use-bridge-marks-transfer-of-land-to-cullompton-community-association/>

12. Grants relaunched to support town centre shopfront improvements. Businesses and organisations in Crediton, Cullompton and Tiverton town centres can now apply for funding to improve and enhance their shopfronts, following the relaunch of Mid Devon District Council's shopfront grant scheme. Grants are available up to £2,500 covering up to 70% of eligible project costs.

Read the full press release at:

<https://www.middevon.gov.uk/shopfront-refresh-grants-now-open/>

13. Here are the some of the events we supported via the Creative Communities Scheme!

As the Creative Communities Grant Scheme continues to grow, so does its impact. Below is a snapshot of the inspiring work made possible through the programme - projects that enrich public spaces, strengthen community connections, and highlight the unique character of Mid Devon. These stories illustrate the real difference our investment is making on the ground.

To read the full press release: <https://www.middevon.gov.uk/creative-communities-good-news-stories/>

14. Thousands of new public EV charger to be installed across Devon Almost 3,000 publicly accessible electric vehicle (EV) charging sockets are set to be installed across Devon as part of a major £30 million investment aimed at expanding the region's charging network. Devon County Council and Torbay Council have appointed three specialist companies: Believ, char.gy and Wenea, to deliver, operate and maintain the new infrastructure over the coming years.

The scheme will see charging points installed in a range of locations, including residential streets, public car parks, parish and community car parks, and on existing lamp columns. The first installations are expected to begin within the next few months.

15. Mid Devon District Council's residents' app is proving popular, with nearly 3,000 downloads since it launched in June this year. The free app is designed to make accessing council services quicker and easier. Residents can use it to report issues, read council news and receive waste and recycling collection reminders.

Residents can also search and comment on planning applications, contact local councillors, access postcode-specific information and find useful local services, all from their smartphone or mobile device.

Read the full press release: <https://www.middevon.gov.uk/residents-making-the-most-of-mid-devons-new-app/>

16. Fly-tipping The best way to report Fly-tipping any fly-tipping is to use the online form below, so that there is a formal record of the report and the relevant details and location can be provided to the team:

[Fly tipping - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/fly-tipping/)

Once submitted, the report will come through to Street Scene for review.

17. A regular trader at Tiverton Pannier Market is celebrating after her business, Devon & Somerset Craft Collective, was selected as a winner of Theo Paphitis' prestigious Small Business Sunday (SBS) initiative.

Deanna Cranmer, who runs Devon & Somerset Craft Collective from Tiverton Pannier Market, was announced as one of last week's winners after showcasing her business through social media.

Read the full press release at:

<https://www.middevon.gov.uk/tiverton-pannier-market-trader-celebrates-theo-paphitis-small-business-sunday-win/>

Gwen DuChesne MBE

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