

## **THELBRIDGE PARISH COUNCIL**

Minutes of a Meeting of Thelbridge Parish held on 10<sup>th</sup> December 2025 at 7.30pm at Thelbridge Parish Hall.

Present: In the Chair Cllr Linsey Clements

Cllrs John Cowell, Richard Grant, and Chris Keller

MDDC Cllr Polly Colthorpe DCC Cllr Steve Keable (Arrived during the Meeting)

Five members of the Public Parish Clerk Malcolm Vallance

- 1) Chairmans Welcome - The Chairman welcomed those attending and explained that the Public were welcome to speak in the Open Forum, and 15 Minutes had been allocated on the Agenda for this purpose.
- 2) Apologies for Absence - Cllr J Gibson and Cllr W Boundy
- 3) Public Forum

### Items Raised :-

- a) Highway issues at Nomansland - A request had been made by a Parishioner to DCC Highways for a review of the use of the road from Nomansland to “Corner Moor Cross”. Details were outlined to the Parish Council on behalf of local Residents who were also in attendance. Assistance had been requested to reduce the size of vehicles using the back road from Nomansland and “Corner Moor Cros”. The road was very narrow and the state of the road surface as well as the edges was now of a very poor standard due to two factors. Firstly, the increasingly heavy weight of the vehicles using the road as a rat run. And secondly the damage being caused to the road as a result of heavy vehicles constantly damaging the very fragile edges to the road for its entire length. The response given by Devon Highways was that requests of this type had to be forwarded by the local Parish Council with their support. The Parish Council could not understand this comment and requested a copy of the relevant correspondence so that that the matter could be referred on to DCC Cllr Keable for him to pursue with the backing of the Parish Council.
- b) Planning matters  
  
The applicant for two local Planning Applications (one in Cruwys Morchard) gave a brief over view of them both :-

25/01168/FULL “Menchine Farm” Nomansland (revised drawings)  
Erection of Eco Laundry for use in connection with Anaerobic Digester for associated works.

25/01596/MFUL Mount Pleasant Inn & Land at Nomansland  
Change of use of store, garage and dwelling to a butchery, shop and cafe to include the erection of a marquee and change of use of agricultural land to form a car park to serve the Mount Pleasant Inn to include electric vehicle charging points  
**(CRUWYS MORCHARD PARISH)**

- 4) Declarations of Interest – None
- 5) The Minutes of the Meeting held on 30<sup>th</sup> September 2025, which had been circulated ahead of the Meeting, were confirmed and Signed by the Chair as a true record.  
Proposed Cllr Keller, Seconded Cllr Grant, and carried.
- 6) Matters arising
  - a) Delegated powers and protocol for dealing with Planning applications.  
Both DALC and SLCC had responded on this issue.  
Whilst some Parish Councils had a dedicated Planning Committee other, like Thelbridge PC, circulated Planning Applications received and came up with a majority decision to submit to the Planning Authority.  
It was agreed that although this worked there was a need to tighten up on Parish Councillors responses with the final response being agreed by the Chair.
  - b) Use of Parish Councillors emails – The Chair reminded Councillors over the need for confidentiality over use of their email addresses.  
Ideally a separate email address for Parish Council business was the preferred option.  
Cllr Clements asked the Clerk to make enquiries over obtaining a gov.uk email address for her use.
- 7) Replies
  - a) Email Contact details for Lisa McMillan (Crediton PCSO) had been received  
[lisa.macmillan@devonandcornwall.ppppolice.uk](mailto:lisa.macmillan@devonandcornwall.ppppolice.uk)
  - b) John Baxter had replied on the matter of Grass cutting at “Eastwick Barton” .  
Jason “Happy Gardening” had offered to carry this out. £25 per cut (7 cuts = £175) for the period April to October 2026.

It was agreed to accept this quotation. Proposed Cllr Grant, 2<sup>nd</sup> Cllr Cowell, and carried.

- c) DALC had sent contact details for “Someone to carry out “Planning Training” which the Parish Council agreed to discuss later in the meeting.

- d) Edworthy Media –

A quotation had been received to supply the Parish Council with Office equipment. This included a Laptop, Printer and Setting up costs up a total of £960.80.

This was accepted as to how this was to be financed would be discussed later in the meeting when setting the Precept for 2026/2027.

- e) PKF Littlejohn – A reply had been received to say there was no need to “Sign off the External Audit for 2024/2025” as the Parish Council had claimed Exemption as their turnover was below £25K.

## 8) Correspondence

- a) DALC / DCC – Various Newsletters had been received and circulated.
- b) DALC / SLCC – Advice on dealing with Planning Applications had been received (See item 5a). It had been confirmed that there was no stipulation, as raised in the Open Forum on 30<sup>th</sup> September 2025, for the Parish Council to call a Public Meeting within 7 days of receipt of a Planning Application in the Parish.

DALC offered to provide a Planning Trainer in March 2026 at a cost of £300. It was felt the cost could be shared by asking Neighbouring Parishes if any of their Councillors were interested in attending ?

**It was agreed to discuss a possible date and time at the next Meeting.**

- c) Mid Devon Mobility – A Grant application had been received and it was agreed to enquire whether any Thelbridge Parishioners used their services ?
- d) Devon Wildlife Trust had written offering a free Tree for planting in the Parish. It was decided not to take up this offer.

## 9) Planning

25/01348/LBC "Lewdon Farm" Black Dog  
Listed Building Consent for the conversion of two barns to dwellings.  
(Deadline missed for comment)

24/01518/FULL “Middlewick Barton” Witheridge  
Formation of new access  
NO OBJECTION

25/01580/PIP East of Witheridge and Nomansland Cricket Club  
Permission in Principle for the erection of 9 dwellings  
SUPPORT APPLICATION

25/01168/FULL “Menchine Farm” Nomansland (revised drawings)  
Erection of Eco Laundry for use in connection with Anaerobic Digester for associated works.  
THE PARISH COUNCIL HAD PREVIOUSLY SUPPORTED THIS APPLICATION AND NOTED THE REVISED DRAWINGS

25/10649/PNAG “Thelbridge Barton” Thelbridge  
Prior approval for the erection of an Agricultural storage building  
NO OBJECTION

25/01596/MFUL Mount Pleasant Inn & Land at Nomansland  
**(CRUWYS MORCHARD PARISH)**  
Change of use of store, garage and dwelling to a butchery, shop and cafe to include the erection of a marquee and change of use of agricultural land to form a car park to serve the Mount Pleasant Inn to include electric vehicle charging points      SUPPORT APPLICATION  
**Grants of Planning**

25/01508/PNAG "Billhole Farm" Black Dog - Prior approval for erection of extension to agricultural building.

25/01126/FULL Erection of a covered cattle yard- “New House” Witheridge

25/01508/PNAG “Billhole Farm” Black Dog  
Prior approval for the erection of an agricultural building  
(MDDC Decision – “...Prior Approval is not required....”

25/01168/FULL “Menchine Farm” Nomansland (revised drawings)  
Erection of Eco Laundry for use in connection with Anaerobic Digester for associated works.

25/10649/PNAG “Thelbridge Barton” Thelbridge  
Prior approval for the erection of an Agricultural storage building

## 10) Reports

Devon County Council

DCC Cllr S Keable not present.

Mid Devon District Council

MDDC Cllr P Colthorpe gave details of the Local Government Organisation Review, details or current MDDC S106 Funding, also advance notice that MDDC would be offering to collect Christmas Trees (Free) with the recycling in the New Year,

## 11) Payments

Mr M Vallance (Parish Clerk) Salary to 31/12/2025	£382.00,	
Arrears £73.00, Holiday Pay 10/12	£148.00	£603.00
		(£482.00 Net)
Use of Home as Office ¼	£39.00	Expenses £12.71
		£51.71
Total		£533.71
HMRC (PAYE)		£121.00
Edworthy’s of Bow (Office Equipment)		£960.80
These payments were authorised for the funds to be released Proposed Cllr , 2 <sup>nd</sup> Cllr , and carried.		

12) Parish Council Budget / Precept 2026/2027

The Clerk had prepared a Spread sheet which had been circulated ahead of the meeting.

After discussion the Precept was set at £3074. Proposed Cllr R Grant, 2<sup>nd</sup> Cllr L Clements, . and caried

In setting the Precept it was agreed to use funds from the Parish Council Reserves to cover the costs of Office Equipment (£906.80) as set out in Minute 6 (b).

DCC CLLR KEABLE ARRIVED AT THIS POINT

**(Item 3a - DCC Cllr Keable agreed to pursue the traffic issues at Nomansland)**

13) Councillors Forum to include items for the next Meeting – No matters raised,

14) Date of next Meeting 17<sup>th</sup> February 2026 (Subsequently changed to 24<sup>th</sup> February 2026)

There being no other business the Chair wished everyone a Merry Christmas and closed the Meeting.