

Minutes of the meeting of Silverton Parish Council
held Monday 3rd March 2025 at 7.30 p.m. in the Silverton Community Hall

Present: Cllrs Emily Chanter, Ruth Harrison, Gavin Donovan, Simon Hedges (Chair), O Kennard, Vicki Maylan, Lewis Ward

Minute 114235 **Apologies for absence**

Apologies had been received from Cllrs Cris Eveleigh, Allen McManus and Josh Wright (also District Cllr), District Cllr Rhys Roberts & County Cllr Margaret Squires

Minute 114236 **To note any declarations of interest:**

- (a) To declare any personal interests in items on the agenda and their nature
Cllr O Kennard declared a personal interest in the 1A Tuns Lane planning application as she knows the applicant.

- (b) To declare any prejudicial interests in items on the agenda and their nature (Councillors with prejudicial interests must leave the room for the relevant items)

None

Minute 114237 **To consider any applications for co-option onto the Parish Council**

None received

Minute 114238 **Meeting open to any questions from members of the public – 10 mins**

Gemma Smith addressed the meeting with her concerns regarding the Planning Application in relation to 21 King Street being her neighbouring property. An extensive email from Ms Smith setting out the various concerns had been circulated to all Councillors prior to the meeting. She explained she had concerns regarding the height and proximity of the West side of the extension which would result in the properties feeling densely packed. The front half of the house is cobb and she feels the extension could have a detrimental effect on the drying ability of the cobb walls of both 20 and 21 King Street in terms of light and ventilation. Councillors raised various questions of Ms Smith after which the Chair thanked her for the very informative email and for attending the meeting.

Minute 114239 **Minutes of the meeting held on the 3rd February 2025**

It was noted that Cllr Donovan had not attended the February meeting although he is shown in the Minutes as having attended.

RESOLVED that subject to the above amendment the Minutes be accepted as a true record of the February meeting. Proposed by the Chair and agreed by a show of hands – 6 in favour and 1 abstention.

Minute 114240 **Action Plan**

100 – Road Conditions and Repairs (Traffic Safety Sub-Committee)

Items 111 & 112 (Park Road repairs and Deed of Easement) – no update.

Item 113 – (Information Pack for the Mini-Market) - the Clerk had included in the Information Pack a copy of the Road Warden Specification and the “Which Authority deals with What” information sheet and the Chair will add to this in due course.

Item 114 (Roach Lane) – No update as Cllr Wright was absent from the meeting.

120 Traffic and Pedestrian Safety (Traffic Safety Sub-Committee)

Item 123 (Pedestrian safety on Upexe Road) – The Chair will prepare an article to upload to Facebook asking pedestrians who use this road in the dark to wear reflective clothing.

With regard to the signage, the Parish Council were waiting for DCC to confirm where these could be sited. It was noted that the £300 Locality Grant offered by County Councillor Squires had been lost as Devon County Council were not able to process the application for the signs in time for the cutoff date for applications of 14th February 2025.

124 – As above. Items 123 and 124 to be merged into one item.

125 (Speeding in Ellerhayes) – an updated was awaited from Devon County Council once the initial speed monitoring had been carried out.

130 – Public Transport

134 (Date as to when subsidies will be considered)– the Clerk had chased County Cllr Squires again but no update

135 (Repairs to Bus Shelter) – it was noted the Bus Shelter had now been carried out and this should now be watertight.

210 – Big Rec (Vicky Maylan & Ruth Harrison)

211(ROSPA Reports) – this was currently shown on hold and in purple but dated 31.8.2023. Agreed this item to be removed from the Plan.

212 – (“No ball games” signs to be erected on the gates to the Children’s Play area) – the Clerk had spoken to the Handyman who had indicated that “U bolts” were required at a cost of £12 per pair in order that the signs can be erected on the gates. Two pairs were required at a cost of £24.00 and this was agreed.

213 – (Gate to Children’s Play area) - Rhino Play are going to inspect this when they carry out the other works to the play equipment.

214 – (Smart Meter in Tennis Hut”) – agreed this to be put “on hold”.

215 – (Re-surfacing of Skate Park) – this was on the Agenda

217 – (Bug Hotels) – agreed to hold over to the next meeting as Cllr Eveleigh was not present.

218 – (Request for a storage unit by Football Club) – agreed this item could be removed from the Plan as the Football Club was not proceeding with this project.

219 – (Request by Football Club to have an electrical point in the Tennis Hut) – the Football Club had contacted the Devon Air Ambulance to ensure it had no issues with the installation of an electrical point but to date it had not received a response.

A request had also been received from the Football Club for permission to extend the current

Tennis Hut to allow a Portaloo to be sited near the entrance on Coach Road to the Tennis Courts/Skate Park. Confirmation was given that the provider would then be able to empty the Portaloo using a hose from their truck. The Football Club will cover the cost of emptying the Portaloo and should the Club fold the Portaloo would be removed. The Football Club stated it did not believe that Planning Permission would be required as the extension would be less than 3m x 3m. The Football Club are also in contact with South West Water Community Funding with regard to a possible grant to provide a water supply to the Tennis Hut and possibly a waste system may also be provided. It was agreed to ask District Cllr Wright to check if the extension would need planning permission and to ask the Football Club if it had an updated from SWW.

A query was raised as to the life expectancy of a Portaloo

220 – (Public Protection Order for whole of Recreation Field) – agreed to hold over to the next meeting as District Cllr Wright was not in attendance.

230 – Little Rec, Berry, Church and Environs (Olivia Kennard and Emily Chanter)

230a – (permission from the Church to use their bonfire) – Cllr Donovan will ask Mr Webster to send a confirmatory email to the Clerk.

230b – (Weeds along the path in Church Road) – the Handyman will be carrying out this work in the near future.

232 – (Lime Tree Regeneration) – the Chair and Cllrs Harrison and Kennard had carried out a site meeting and the Chair will provide a further plan setting out the position of the trees shortly.

234 – (Historic cobbled path in Newbarn Lane) – Cllr Maylan explained there was a possibility of incorporating this work into a larger project including work to the Church roof and dating of the Broad Oak. It was agreed that Cllrs Kennard and Chanter consider the work required and make a suggestion for consideration at the April meeting.

235 – (Installation of slow charging electrical points) – the Chair confirmed he had contacted several companies but had not heard anything back. He had spoken with District Cllr Wright and asked him to proceed with a request to MDDC for the installation of electrical points in the village.

236 – (The Glebe) – an email had been sent to the S106 Officer asking if S106 funds could be used to acquire part of The Glebe and a reply was awaited.

The Chair had drafted a sheet setting out the S106 funds available and this had been circulated to all Councillors. The draft sheet was to be sent to the S106 Officer with a request she confirm that all monies shown are outstanding.

RESOLVED to ask the S106 Officer if the wording in any future S106 Agreement in relation to public space contributions could read “towards the provision or improvement of public spaces in the parish of Silverton”. Proposed by the Chair and agreed unanimously by a show of hands.

240 – Square, Fore Street and High Street (Cllrs Ward and Eveleigh)

242 – (Leat in High Street) – agreed this item to be removed from the Plan

300 – Admin, Finances and Miscellaneous (Chair and Cllr Harrison)

301 – (S106 projects) - MDDC had carried out a site inspection with regard to the siting of the bug hotels on its land in the Recreation Field and the S106 was awaiting a response.

302 – (Meeting with Mr M Snowdon) – it was agreed this item to be removed from the Plan

303 – (possible ways of making School Road from the Square to the footpath safer) - Sub-

Committee will arrange a meeting.

302 –(Review of banking system) - the switch from NatWest to Unity Trust Bank should be completed on the 7th March 2025.

306 – (Facebook Poll re CLT information) – the Chair indicated only 2 responses had been received to the Poll. He will arrange for an article to be placed in the April Newsletter and also on the Parish Council Facebook page.

307 – (Review of Emergency Plan) - still ongoing.

309 – (Expand sharing facility on Parish Council Website – agreed this item be carried forward to the April meeting.

Minute 114241 **Discussion with District Cllr Josh Wright on any relevant issues**

District Cllr Wright had given his apologies and was not present.

Minute 114242 **Planning**

(a) Application

25/00214/HOUSE – Erection of single store extension to replace existing conservatory and erection of first floor side extension – 21 King Street, Silverton

An email from Gemma Smith who lived at 20 King Street setting out her concerns/objections to the application had been circulated to all Councillors prior to the meeting.

RESOLVED: It was agreed the Parish Council would not support the application to erect a first floor side extension on the grounds (a) overdevelopment in a Conservation Area (b) concerns re loss of a cobb wall or building onto the existing cobb wall and potential damage this could cause (c) loss of light due to the height of the proposed development and proximity to number 20. And (d) overshadowing and loss of light to number 20. Proposed by Cllr Ward and agreed unanimously by a show of hands.

RESOLVED: it was agreed the Parish Council would support the single storey extension to replace the existing conservatory as this is only one storey and replaces that already on site. Proposed by the Chair and agreed unanimously by a show of hands.

Cllr Maylan declared a personal interest in the following application:

25/00152/HOUSE – Erection of a porch and WC extension with associated works – Autumn Leaves, Park Road, Silverton

RESOLVED: it was agreed the Parish Council supports the above application. Proposed by Cllr Kennard and agreed unanimously by a show of hands.

25/00181/RPPS – Removal of public payphone service - Public Telephone Box, Fore Street, Silverton

The Chair proposed the Parish Council support the application A vote was taken by a show of hands with 2 in favour and 5 opposed.

RESOLVED: It was agreed the Parish Council would oppose the application on the grounds that Silverton was an isolated small village with no other access to a public phone box within several miles and therefore vulnerable people (eg children at risk of abuse or people subject to coercive control) would be at risk.

The Chair explained that there was a Scheme where you can buy a phone box for £1 but need to

own the land on which it sits. The Clerk will try and establish who owns the footpath in the Square.

25/00139/HOUSE – Erection of extension to East and West elevations, conversion of garage to bedroom and raising of roof to provide first floor accommodation – 1A Tuns Lane, Silverton

RESOLVED: - it was agreed the Parish Council would support the above application if both gable end windows are removed. Proposed by Cllr Kennard. A vote was taken by a show of hands with 6 in favour and 1 against

(b) Approvals/Refusals (received from MDDC)

APPROVAL – Prior Notification – conversion of barn into 2 dwelling houses accords with the requirements of Schedule 2, Part 3,, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015) as amended)

(c) Any other planning matters

Class Q applications – MDDC had confirmed that the Parish council will be informed of any Class Q applications but the Parish Council will not be consulted.

Minute 114243 **Finances**

(a) Monthly invoices

Mrs S Woodland – Clerk’s wages £716.16 + expenses (Microsoft invoices for December & January £12.36 x 2 = £24.72 & annual subscription to Society of Local Council Clerks = £190.00 – Total: **£930.88**

Mr D Marsden – Handyman’s monthly invoice - **£625.00**

EDF – electricity to Air Ambulance landing site - **£16.46**

RESOLVED the above invoices be accepted for payment. Proposed by the Chair and unanimously agreed by a show of hands.

(b) Other Financial Matters

(i) Consider purchase of additional Dog Bin for the Square area

Mid Devon District Council had confirmed the cost of an additional dog bin would be £406.98 + VAT together with an annual fee of £260.00 + VAT for a weekly collection. It was agreed to consider the cost when the end of year finances had been calculated.

(ii) Locality Grant

The application for the funds to be used towards the pedestrian signs had to be submitted by DCC by the 14th February and DCC had indicated it would not be in a position to submit the application by that deadline. The Clerk had spoken to County Cllr Squires who had asked if the funds could be transferred to a different project. After consulting the Vice-Chair and due to the deadline being the following day the Clerk and Vice-Chair had agreed to use the money towards a seat for the Little . County Cllr Squires had confirmed further seating would be an acceptable project. The application form had been submitted and approved by DCC and the funds must be spent by the 31st March 2025. RESOLVED that seating for the Little Rec be purchased up to a maximum of £400.00 which included the Locality Grant of £300.00. Proposed by the Chair and agreed unanimously by a show of hands.

Minute 114244 **Consider adopting the telephone kiosk in the Square**

Discussed above.

Minute 114245 **Set the date or the Annual Parish Assembly**

It was agreed to hold the Annual Parish Assembly on Monday 19th May 2025.

Minute 114246 **Neighbourhood Plan – The Glebe**

Discussed above.

Minute 114247 **March 2025 Mini-Market report**

Cllr J Wright had provided a report of the items reported to him at the Mini-Market which had been circulated to all Councillors and the updates were noted.

Minute 114248 **Update re Broad Oak Working Group**

An email had been received from Miles Snowdon which had been circulated to all Councillors. A meeting would be held in the near future to discuss the pricing structure of the wood and how to sell it. Gary Orange is keen to do a carving in green oak and Mr Snowdon will be meeting him in the near future.

Minute 114249 **Correspondence**

- (a) Temporary Road Closure Notice – 16th April 2025 – Exeter Road, Silverton.
- (b) Devon Community Resilience Forum – Tuesday 11th March 2025 from 9.30 am to 4.00 pm – “Preparing for a Storm”.
- (c) To note M A Foster had registered an interest in helping out with the drains and potholes around Silverton

It was agreed to add Mr Foster to the Road Warden volunteers and ask if he would be willing to walk around the village to see which potholes fit the criteria and report these to DCC.

- (d) Email received from Yvonne Nicola requesting a bus shelter on the junction of A396 and Upexe Lane

It was agreed there was a general intention to do this once the wood from the Broad Oak has been seasoned. The Chair agreed he would contact Mrs Nicola and explain the position.

- (e) Invitation to joint Parish Council meeting with Cllr Gwen Duchesne and District Cllr Rhys Roberts on Wednesday 2nd April at the Thorverton Memorial Hall

The Chair confirmed he would be attending.

- (f) Email received from Andy Mathers thanking the Parish Council for its donation towards the provision of a youth worker and giving a breakdown of her role in the community.

Email noted.

Minute 114250 Matters brought forward by the Chair (no decision can be made on any items raised)

It was noted that the Chair of the Community Hall Committee had resigned, the Secretary had resigned some time ago and the Booking Clerk also wants to resign. The Parish Council Chair was temporarily the Secretary of the Community Hall Committee until a replacement could be found.

The Chair closed the meeting to members of the public and the press at this point.

PART II

The Council are excluding members of the public and the press to progress a matter of a confidential matter (Public Bodies (Admissions to Meetings Act) 1960 Local Government Act 1972 ss 100 and 102

Minute 114251 To consider quotation received from Evolution Skateparks Limited to remove (and retain) the steel toe plates

White Rose Tarmacadam & Devon Tarmasters quotes considered. Appears White Rose Tarmacadam have quoted to plane off existing surface whereas Devon Tarmasters have not. Clerk to go back to White Rose and ask for a quote not to plane off.

Minute 114252 To consider quotations re work required to Lime Trees and trees on the Recreation Field

The quotes received were as follows:

Hi-Line - £770.00 + VAT = £924.00

Teign Trees - £1,386.00 including VAT

RESOLVED the quotation from Hi-Line be accepted. Proposed by the Chair and unanimously agreed by a show of hands.

Meeting closed at 9.36 p.m.