

Minutes of the meeting of Silverton Parish Council
held Monday 3rd August 2026 at 7.30 p.m. in the Silverton Community Hall

Present: Vice Chair, Ruth Harrison, Olivia Kennard, Gavin Donovan and Sarah Gooding

Minute 114526 **Apologies for absence**

Apologies received from Cllr Josh Wright, Chris Eveleigh, Alan McManus.

It was noted that Cllr Lewis Ward had tendered his resignation due to work commitments.

Minute 114527 **Meeting open to any questions from members of the public – 10 mins**

None

Minute 114528 **Planning**

(a) **Applications**

26/00918/FULL – Variation of condition 13 of planning permission 18/02000/FULL (Erection of extensions to existing farm shop) of amend the approved opening hours of the retail area and café/restaurant from 07.00-22.00 to 07.00 -0100 on Mondays to Saturdays with no change to Sunday and Bank Holiday opening hours – Ex Valley Farm Shop, Thorverton

RESOLVED the Parish Council do not support the above application on the grounds it could cause additional noise to the residential dwellings situated nearby of residential dwellings and the potential for more in the future when the Ruffwell is developed as residential. Proposed by Cllr Donovan and unanimously agreed by a show of hands

26/00926/HOUSE – Variation of Condition of planning permission 25/01385/HOUSE (Erection of first floor above existing garage for ancillary accommodation) to allow substitute plans relating to alterations to the roof – 76 Wyndham Road, Silverton

RESOLVED the Parish Council supported the above application. Proposed by Cllr Harrison. A vote was taken by way of a show of hands which was unanimous.

26/00955/PIP – Permission in Principle for the erection of one dwelling – land and buildings at NGR 298442 103188 Little Morland

RESOLVED the Parish Council supported the above application. Proposed by Cllr Gooding. A vote was taken by way of a show of hands which was unanimous

26/00715/FULL - 26/00715/FULL – Demolition of public house and erection of 5 dwellings and associated works – Ruffwell Inn, Thorverton

RESOLVED the Parish Council supported the above application. Proposed by Cllr Harrison. A vote was taken by way of a show of hands which was unanimous

(b) Approvals/Refusals (received from MDDC)

No Objection to remove 1 Norway Spruce tree within the Conservation Area – 28 Fore Street, Silverton (26/00753/CAT)

Approval –Change of use of agricultural land to residential garden following planning permission 25/00294/FULL (26/00278/FULL)

Approval – Replacement of windows – Clyst Hayes, Strathculm Road Hele (25/00607/HOUSE)

Listed Building Consent – Replacement of windows – Clyst Hayes, Strathculm Road, Hele

Tree Preservation Order Consent – Application to remove basal epicormic growth from Lime Trees N1, N2, N3, S1 and S2, remove epicormic growth from around the main branch unions from Lime Tree N1, remove epicormic growth from Line tree stumps N4, N5, and N6 retaining selected replacement stems, clear vegetation around the base of Lime tree S2; protected from Tree Preservation Order 94/00012/TPO

(c) Any other planning matters

(i) 26/00680/FULL – erection of domestic outbuilding for use ancillary to new dwelling house for purposes such as storage and a workshop – land at NGR 295987 102080 South of Babylon Lane, Silverton – APPLICATION WITHDRAWN

RESOLVED the Parish Council supported the above application. Proposed by Cllr Donovan A vote was taken by way of a show of hands which was unanimous.

Minute 114529

Finance

(a) Monthly invoices

- Mrs S Woodland – Clerk's wages/expense reimbursement - £762.60 + expenses (£12.10 July Microsoft payment + Ringbinders x 2 £2.00 + A4 sub dividers £1.25) = total £777.95
- Mr D Marsden – Handyman monthly invoice = £673.00
- Parsons Landscapes Limited – June grounds maintenance - £1,491.80
- MDDC – half yearly play area inspections - £662.40
- Academic Facilities Services Ltd – Remedial repairs to swinging log steps - £1,398.00

(b) Any other invoices received since date of agenda

- E-on Next – July payment- £18.29
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RESOLVED the above invoices be paid. Proposed by the Cllr Gooding and unanimously agreed by a show of hands.

(b) Other Financial Matters

Society of Local Council Clerks - £46.20 – Webinar for Clerk re Assertion 10 Compliance

Minute 114530

Fire Engine House

All documents are on the 'shared' portal.

- Rental value – This was agreed to start at £50/m initially until the café is trading when it will be reviewed.

Proposed by Cllr Harrison. A vote was taken by way of a show of hands which was unanimous.

- Storage - Quotations had been obtained by the Clerk :

- MG Self Storage at Woodbury charges £79 per week for the first 8 weeks for a 20' x 8' container and thereafter £188 per week – very limited availability
- Sentry Self Storage at Greendale Business Park charge £117 per week payable four weekly with a mandatory insurance of £4.00 per £1,000 contents - only one unit currently available
- Heaver Bos at Broadclyst charge £25.00 per week with a minimum one month's storage – no current availability
- Silverton Storage Solutions @ Roosters, Silverton charge £130.00 per month + VAT
- C&R Storage, Thorverton - Self store : for a new 20 foot vented container is £130 plus vat per 28 days.

Resolved: The Parish Council use the storage facilities at Roosters to store the items currently in the Fire Engine House. Proposed by Cllr Harrison and unanimously agreed by a show of hands.

- Parish Handyman is to quote for dismantling and removing shelves from the Fire Engine House to the storage container and re-assembling them.

It was noted:

- Scouts equipment to be removed and disposed of.
- Silverton School to collect equipment and store elsewhere.
- Quotes to be obtained for removing all Street Market equipment and taking it to and storing it in the new storage facility at Roosters .
- Electrical sub-meter and external sockets which can be locked, on the external walls of the building - Quotes to be obtained from a qualified electrician to include the possibility of a cables being run underground to the Christmas tree and far wall of the Little Rec in the future.

Meeting closed at 20.10.