

Minutes of the meeting of Silverton Parish Council
held Monday 2nd February 2026 at 7.30 p.m. in the Silverton Community Hall

Present: Cllrs Ruth Harrison, Simon Hedges (Chair), Olivia Kennard, E Chanter, Gavin Donovan, Peter Kidds, Allen McManus, Chris Eveleigh & Josh Wright (also District Cllr)

Minute 114423 **Apologies for absence**

Apologies were received from Cllr Lewis Ward & District Cllr Rhys Roberts

Minute 114424 **To note any declarations of interest:**

(a) Pecuniary

None

(b) Other Registerable Interest

None

(c) Non-Registerable Interest

Cllr Harrison declared a non-registerable interest in Item 8(b)(v)– the solicitor who has provided a quote for the legal work is a personal friend.

Cllr Wright declared a non-registerable interest in Item 8(b)(i) as his daughters attended the Silverton Evangelical Youth Club.

Minute 114425 **Meeting open to any questions from members of the public – 10 mins**

No members of public attended the meeting.

Minute 114426 **Discussion with County Cllr Steve Keable & District Cllrs Josh Wright**

District Cllr Wright stated that with regard to the Local Government Review, the Government had received all the propositions from Devon and there is to be a consultation in March but he didn't know the extent of this consultation. Plans are informally happening in the background in readiness for the consultation. There should be an Officer contacting Parishes in due course in relation to the Local Government Review. The budget had been balanced. Paddle courts are being provided in Tiverton & Crediton with no cost to MDDC. MDDC might be recycling soft plastic in the future and it was agreed District Cllr Wright can put forward Silverton for trial collections.

With regard to the MDDC Asset Plan, the Chair will draft up a list of inconsistencies in the plan and District Cllr Wright will pass a copy on to the relevant Officers at MDDC.

County Cllr Keable attended at 8.20 p.m. He explained that it took him a considerable time to commute to Silverton for council meetings and he would like to use Silverton as a pilot for video conferencing so he could attend meetings remotely. He confirmed that Silverton is the largest parish in his area. If he can get approval from DCC he would like to offer the sum of £1000 towards setting up a video conferencing facility in the Community Hall. This would then enable County Cllr Keable to attend parish council meetings remotely, and the facility could also be used by other Hall users.

The Chair indicated there was a Community Hall Committee meeting a week on Wednesday and he will raise this at the meeting. Cllr Wright confirmed he would obtain some prices to utilise this offer and will forward these to the Clerk. RESOLVED the Community Hall Committee be approached by the Chair with a view to providing a video conferencing facility

and Cllr Wright will obtain prices for this to be installed. Proposed by Chair and unanimously agreed by a show of hands.

Minute 114427 **To approve Minutes of the meeting held on the 5th January 2026**

RESOLVED the Minutes of the meeting held on the 5th January 2026 be accepted as a true record. Proposed by the Chair. A vote by a show of hands was taken with 7 in favour and 2 abstentions (the two Councillors abstaining were not present at the January meeting).

Minute 114428 **Action Plan**

Traffic, Travel & Transport

124 (a) – pedestrian signs in Upexe Lane – County Cllr Keable had met with the Local Highways Officer and will provide an update during the month.

1224(b) – Signage at the bottom of Upexe Lane – these have been made but not yet erected. County Cllr Keable will continue to follow this up.

It was noted the sign at Applemede was still missing and Cllr Donovan will report this on the Mid Devon website.

125 – Speeding through Ellerhayes – the Local Highways Officer had not completed a speed gun assessment and County Cllr Keable will chase this. A discussion arose relating to the data that can be drawn when the assessment has been completed. It was pointed out that the Parish Council would like to know the number of people speeding through Ellerhayes rather than the average speed. It was noted the police do not report vehicle collisions only those where there has been a fatality. County Cllr Keable will update at the March meeting.

126 – Possible drop kerbs in Applemede – County Cllr Keable indicated there had been no response to the request for drop kerbs at Applemede.

127 – Provision of additional Double Yellow Lines – County Cllr Keable suggested a survey should be carried out, or a public meeting called, to gather objections for additional double yellow lines. If there is a significant weight against further double yellow lines then it is unlikely a request by the Parish Council would be approved. It was agreed the Chair and Clerk would discuss a poll to be uploaded on Facebook.

Public Transport

132(b) – Chair and Cllr Wright were not able to open the cabinet. The Clerk has contacted Stagecoach who will be sending key through in the near future.

Recreation Field

219(b) – Use of floodlights on the Recreation Field by the Football Club - Cllr Wright had not as yet had a further conversation with the Football Club and no further complaints had been received.

219(d) – New padlock to Tennis Hut – The Football Club had a new padlock but this does not work and a replacement is being obtained. Thereafter copy keys will be provided for the Handyman and the Parish Council.

220 – Public Protection Order for Recreation Field – Cllr Wright confirmed the draft Order was still with the Legal Department.

221(a) Repair/replace fencing in Recreation Field adjacent to Coach Road – Specifications had been sent out with the deadline for quotations being the end of February.

224 – Bike Trail/ramps on land adjacent to Children’s Play Area – The Clerk had chased the youths for a response to an earlier email with no reply. It was agreed to place this item on hold in the Action Plan.

Minute 114428 **Planning**

Cllr J Wright took no part in the following planning discussions as he is a District Councillor for the Silverton Ward and wishes to remain independent of the Parish Council so as to be able to represent parishioners if asked.

(a) Applications

26/00076/FULL – Demolition of public house and erection of 4 dwellings and associated works – Ruffwell Inn, Thorverton

After discussion it was RESOLVED that the Parish Council did not support the above application on the following grounds:

There is no indication in the Planning, Design and Access Statement that the Neighbourhood Plan has been considered. These proposals do not comply with the Silverton Parish Neighbourhood Plan (SPNP) [spnp-silverton-parish-neighbourhood-plan-made-feb-24.pdf](#) in the following ways:

1. **Net Zero & Vehicle Charging** is not in the plans: SPNP Built Environment Objective is to “Ensure new buildings are net zero as regards carbon emissions” (Page 12). Furthermore a Housing Objective (Page 13) is to “Encourage new houses to be built to carbon net zero standard with vehicle charging points using vehicle-to grid connectivity” a Traffic and Travel Objective states “Encourage the adoption of electric vehicles”, and Housing Objectives items 7 and 8 (Page 33) state “Ensure all new houses are built to carbon net zero standards, and have solar panels; Ensure all new houses are provided with electric vehicle charging points”.
However there is no evidence of any Charging Points being included in the plan, and this discourages the adoption of Electric Vehicles. Neither is there any evidence of the houses being planned as Net Zero.
2. **Inadequate Parking**. The proposals do not comply with the SPNP as parking does not meet the criteria below. In particular the houses have no space for visitor car parking, there is no option for sharing parking between properties on the development, and there is no parking on nearby roads. This is highly likely to cause problems, especially as the development is on the junction of a busy road (the A396)
 - a. Policy HS06 in the SPNP (page 41) states that: “New housing development will be required to provide a minimum of two off-road parking spaces for units with 1 or 2 bedrooms and a minimum of three off-road parking spaces for units with 3 or more bedrooms [each house on this development has 4 bedrooms]. Garages that count against this requirement must be of a size that allows for the parking of a family size car and a bicycle unless separate cycle storage is provided”
 - b. SPNP Traffic and Travel Objective (page 13) is “All new housing should have adequate off-road parking for their residents and visitors”, and a Housing Objective is to “Set space standards around new dwelling houses to provide adequately for cars, storage and garden”.

Proposed by the Chair and a vote was taken by a show of hands with 7 in favour. District Cllr Wright abstained.

RESOLVED the Parish Council would not object on the grounds that access to the development from a busy road and near a junction, subject to parking issues being addressed. Proposed by the Chair. A vote was taken by way of a show of hands with 6 Councillors in favour and 2 against.

(b) Approvals/Refusals (received from MDDC)

APPROVAL – erection of extension to existing MOT, valeting and garage building – Keywise Cars, Thorverton (25/01623/FULL)

NO OBJECTION – notification of intention to remove 1 Willow tree and 1 Elaeagnus to ground level within the Conservation Area – 21 King Street, Silverton EX5 4JG (25/01726/CAT)

Non-Material Amendment for 25/00751/FULL to allow amendment to the external materials (Condition 8) from Bradstone rough dressed stone in shade Southwold to Burford Black Buff - Land and Building at NGR 294958 104779 Ravenshayes Silverton - 26/00014/NMA

(c) Any other planning matters

None

Minute 114429 Finance

(a) Monthly invoices

- Mrs S Woodland – Clerk's wages/expense reimbursement (£772.20) + Microsoft invoice for January (£12.10) = £784.30
- Mr D Marsden – Handyman's monthly invoice = £673.00
- Mr S Hedges – netball sign - £33.59
- MDDC – Play Area Safety checks - £1324.80 (this payment was not made due to MDDC issuing a credit note and confirming that this was a duplicate of a payment that had been made in June 2025)

RESOLVED the above invoices be paid by BACS. Proposed by Cllr Kennard. A vote was taken by way of a show of hands with 7 in favour with Cllr Hedges abstaining.

The Chair reported that the payment in January to refund him for the cost of the St George's flag had been co-authorised by himself in error which was against policy. The Parish Council noted the error.

The monthly Direct Debit payment to Westcotts (SW) LLP of £30.00 was noted

(b) Any other invoices received since date of agenda

None

The Clerk left the meeting at this point

(b) Other Financial Matters

(i) Grant request of £3,500.00 from Silverton Evangelical Church towards the cost of the village Youth Worker (Budgeted £3,380.00)

An email from Silverton Evangelical Church had been available to Councillors to read prior to the meeting in which a grant of £3,500.00 had been requested towards the annual cost of the village Youth Worker whereas only £3380 had been budgeted. The above inflation increase to £3,500 was due to minimum wage increases, and investing in some training for the Youth Worker.

RESOLVED a grant of £3,380.00 be approved to the Silverton Evangelical Church. Proposed by the Chair and unanimously agreed by a show of hands.

(ii) To note December Bank Reconciliation

A copy of the January Bank Statement was available for Councillors to view. The January Bank Reconciliation was noted and countersigned as being accurate.

(iii) To appoint a new signatory for Unity Trust Bank accounts due to Vicky Maylan's resignation

Cllr Chanter had volunteered to be a signatory for the Unity Trust Bank Accounts. PROPOSED that Cllr Chanter be appointed a signatory. Proposed by the Chair and unanimously agreed by a show of hands.

(iv) To appoint a Councillor to carry out quarterly checks on the Parish Council's finances to replace Cllr Vicki Mayland

RESOLVED that Cllr Harrison carries out the quarterly checks of the Parish Council's finances. Proposed by the Chair and unanimously agreed by a show of hands.

(v) To consider setting up Savings Bank Account

Cllr Harrison had provided information relating to various accounts prior to the meeting for the Councillors consideration and these were discussed. She indicated that the Parish Council cannot open a current account with a different bank. The majority of lucrative saving accounts are paired with current accounts in other banks.

After some discussion it was RESOLVED that Cllr Harrison liaises with the Clerk to open up a 32-day notice account. The signatories on the Unity bank to be the same as the Savings account (or a subset thereof if a more limited number of signatories were permitted). Proposed by the Chair and unanimously agreed by way of a show of hands.

(vi) Legal quotation re First Registration of the Berry and old Fire Station

A quotation had been received from Hole & Pugsley, solicitors in Tiverton, in the sum of £1,958 including VAT.

A discussion arose as to whether this was needed, given the cost, and given that we already owned the land. The meeting was opened by the Chair for this agenda item so that County Cllr Keable could contribute, and County Cllr Keable advised that the Parish Council should proceed with this following recent experience in another Parish where proving ownership had been problematic due to historic information being very difficult to obtain in that case. Once our ownership was established with the Land Registry, it would greatly simplify things in future.

RESOLVED the quote from Hole & Pugsley in the sum of £1,958 including VAT be accepted. Proposed by the Chair. A vote was taken with 8 in favour and Cllr Harrison abstaining.

(vi) Tree Inspection Report re (a) Recreation Field and (b) the Berry

Copies of the reports had been circulated to Councillors

(vii) Quotations re work required to trees on the Berry and Little Rec

Quotes had been received as follows:

Four Seasons: £1,740 Berry + £408 Rec – but this quote stated that the element for the dead tree in the Little Rec part of the recreational field quote may not be needed as it was still to be determined if it was truly dead.

Highline: £1,235.67.

Teign Trees: £1,386.00 (it was found after the meeting that this quote was not applicable as it related to a quote for a different specification)

RESOLVED that the quotation from Highline be accepted as it was the cheapest, and their work in the past had been of good quality. Proposed by the Chair and unanimously agreed by a show of hands.

(viii) Quotation from Rhino Play re works required to Children's Play Area as a result of ROSPA Reports

The quote received was much higher than expected give the apparent limited nature of the work. RESOLVED that we confirm to Rhino Play that the Parish Council appreciates the quote and we look for alternative pricing. Proposed by the Chair and unanimously agreed by a show of hands.

Cllr Harrison and Cllr Eveleigh to provide the Clerk with sources to approach for alternative pricing.

(ix) Adoption of defunct telephone kiosk in the Square

It was noted the Parish Council now owns the telephone kiosk. The Clerk is exploring obtaining planning permission for its change of use and the Silverton History Society are willing to utilise the telephone box, and it would be left open at their request.

Minute 114430 **Annual Review of Standing Orders**

A copy of the Standing Orders had been provided to Councillors prior to the meeting for review and as no issues were raised it was RESOLVED the up to date Standing Orders be adopted. Proposed by the Chair and unanimously agreed by a show of hands.

Minute 114431 **Annual Review of Financial Regulations**

This would be completed for review at the next meeting.

Minute 114432 **Annual review of Publication Scheme**

A copy of the Publication Scheme had been circulated to Councillors prior to the meeting together with a copy of the proposed review dates for all documents and policies.

RESOLVED the publication scheme, and the dates in which publications and policies be reviewed be accepted. Proposed by the Chair and unanimously agreed by a show of hands This was accepted unanimously.

Minute 114433 **Draft Parish Emergency Plan (Cllr Harrison)**

Cllr Harrison had sent a draft copy of the Emergency Plan to all asking for input on who to contact to get the right and willing people onto an Emergency Plan Committee with details of how co-ordinate accommodation, machinery, medical help, etc. All Councillors were asked to read this document, and pass all information back to Cllr Harrison so she can compile a working copy of the Emergency Plan. It may be that in due course a working group or sub-committee would be required, but this would be decided later.

Minute 114434 **Review of Mini Market Rota**

Cllr Wright suggested putting the rota up on the notice boards so people know who is 'on duty' on Mini-Market day. This was agreed, and the Clerk would be asked to do this. The

Chair opened the meeting to County Cllr Keable for this agenda item, and Cllr Keable asked for a copy of the rota as he would like to set up a surgery on some of those days.

Minute 114435 **Correspondence**

(a) Email from parishioner at the Meads requesting update re bus shelter on land on junction of A396 and Upexe Lane

The Chair would respond directly to the parishioner. Cllr McManus had provided the footprint dimensions of the area where the shelter would stand. This was significantly larger than the footprint of the shelter proposed by Cllr Harrison. It was possible that the existing concrete footprint would need to be extended. Cllr McManus confirmed that this land was the property of Devon County Council (Devon Highways) and not the farm. Cllr McManus suggested that a shelter for the bus stop on the northbound side should also be considered (for those travelling to Tiverton). Cllr McManus confirmed that the land on that side of the road did not belong to his farm, and that different farmer would need to be approached. A level piece of land would also need to be found, and a disused gateway might be appropriate for that.

RESOLVED that the Parish Council apply to the National Lottery 'Awards for All' for funding programme, once sufficient information was available. Proposed by the Chair and unanimously agreed by a show of hands.

This higher level of funding, if obtained, would permit a better shelter to be provided, for example including solar lighting.

Cllr Harrison agreed to contact DCC, MDDC and Highways for information to bring to the next meeting. The Chair suggested investigating if there was further funding available from other sources, especially if a second shelter was to be pursued. It was agreed that County Cllr Keable would be provided with a map of the proposed locations as he might be able to help with funding and information.

Minute 114436 **Matters brought forward by the Chair**

Power supply at Fire Station - The Street Market Committee Chair had proposed that an electric point be kept inside Fire Station although it was pointed out this would make it much harder to obtain the S106 money which was tied to the Little Rec. It would also be more problematic to use electricity (e.g. to power the Christmas Tree) if the Fire Station had to be left unlocked and unattended. Cllr McManus suggested a secure insulated box could be attached to the outside wall. The Chair responded that in addition to such secure weatherproofed sockets, a cable could also be run to the area on the Rec for the Christmas Tree. The Street Market Chair was also investigating companies who would provide electricity for zero standing charge, but a higher kWh rate: because the power supply would be used so infrequently, this would probably make commercial sense.

Meeting closed at 9.38 p.m.