

# TALATON PARISH COUNCIL

Minutes of the **ORDINARY MEETING OF TALATON PARISH COUNCIL** held on **WEDNESDAY, 1ST OCTOBER 2025 at 7.30pm**. The meeting was held at the **PARISH HALL, TALATON EX5 2RG**

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**\*PRESENT:** - Cllrs P Lenehan (**Chair**) G Hawkins (**Vice-Chair**), Cllrs K Walker, S Wood, R Bos, A Peters, D Hirt, the Clerk (Mrs C McIntyre) EDDC Cllr R Jefferies and 65+ members of the public

*\*DCC Cllr C Connor arrived at the meeting but gave apologies for having to leave the meeting without participating, as she had a number of other parish meetings to attend*

## **PUBLIC FIFTEEN MINUTE OPEN FORUM (EXTENDED)**

The Chair opened the Public Forum and explained how the Forum would be conducted. There was in excess of 45 members of the public present. Presentations were received from six members of the public who made pertinent points which indicated substantial research had been carried out. The CRPE had made a formal objection which had been registered on EDDC's Planning Portal. In addition there were in excess of 100 objections from members of the public on the Portal. One speaker suggested that a public meeting be arranged at which the developer and representatives from Escot attend. However it was suggested that if this was arranged it was unlikely to change the views of parishioners and as the cut off date for comments to be submitted to EDDC was 10<sup>th</sup> October, it was unlikely that a meeting could be arranged in this time scale. Numerous objections were raised against the proposed development at the meeting, including the size of the solar farm which would be on an industrial scale; the cumulative impact if this development was to go ahead (as there were other solar farms close by); the loss of prime agricultural land; food security; heavy traffic movements along lanes which were not designed for these types of vehicles; the development would conflict with planning policy. The Chair of Clyst Hydon Parish Council was present and provided his parish council's experience of having a solar farm installation in his parish. Of significance, was the words of a village youngster who made the point that she wanted 'fields and wildlife' in Talaton which she believed the solar farm would greatly impact on. The Chair thanked all the members of the public for attending the meeting and advised that all the points raised, would be considered by the Council when formulating their comments in respect of the planning application

25/10/01

## **APOLOGIES FOR ABSENCE**

No apologies were received

25/10/02

## **TO RECEIVE THE MINUTES OF THE MEETING OF THE PARISH COUNCIL OF 3<sup>rd</sup> SEPTEMBER 2025 AND TO APPROVE THE SIGNING OF THE MINUTES BY THE VICE-CHAIR AS A TRUE AND CORRECT RECORD**

It was **RESOLVED** that the minutes from the meeting of 3<sup>rd</sup> September 2025 be approved as a true and correct record. They were signed by the Vice-Chair

*Proposed by Cllr Walker and seconded by Cllr Wood*

25/10/03

## **DECLARATIONS OF PERSONAL AND PECUNIARY INTERESTS OF ITEMS ON THE AGENDA**

Re Item 5i – Ciera Deering (Elgin Energy Esco Ltd) – Proposed Solar Farm on land west of Escot Park Estate

Cllr Bos had a Non Registerable Interest (NRI) but was able to speak and vote; Cllr Walker had a NRI but was unable to speak and vote due to pre-determination and Cllr Hawkins had a Disclosable Pecuniary Interest and was unable to speak and vote

*Initials.....*

25/10/04

**IN CONSIDERATION OF THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960  
(PUBLICITY WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BY REASON OF THE  
CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED) TO AGREE ANY ITEMS TO  
BE DEALT WITH AFTER THE PUBLIC AND PRESS HAVE BEEN EXCLUDED**

It was **AGREED** that Item 8 – ‘Allotment Quotes’ and Item 12 - ‘Tree Surveys’ should be discussed in Confidential Session

25/10/05

**PLANNING MATTERS TO INCLUDE THE CONSIDERATION OF:-**

i.24/1098/MFUL - Ciera Deering (Elgin Energy Esco Ltd) Land West Of Escot Park Estate Talaton Construction and operation of a ground mounted solar farm and associated landscaping and ecological habitat, with permission being required for 40 years, comprising solar arrays, equipment housing, sub-station, fencing, ancillary equipment and associated development; temporary change of use of land for construction compound (off site)

The Vice-Chair and Cllr Walker left the room whilst the application was discussed and a vote took place. After some discussion it was **RESOLVED** unanimously not to support the application for all the reasons provided in the Public Forum. In addition, concerns were raised about what would happen to the land/solar panels during or after the 40 year period, particularly if the company went bust. It was questioned why there was a need for another solar farm in the district when energy targets had already been met. However in the event of the planning application being approved, the applicant to set up a Community Benefit fund to substantially benefit the parish of Talaton. The Clerk would formulate a summary of reasons as to why the Council would not support the application which would be circulated to all councillors for approval before she registered the comments on the Planning Portal

*Proposed by the Chair and seconded by Cllr Wood*

**It was agreed to move item 5iv to this part of the meeting**

iv. Escot – update on information received from EDDC and EDDC Cllr Richard Jefferies re Planning Application – 21/2045/FUL- Land North Of The Shrubbery Escot Park Ottery St Mary Change of use from agricultural land to outdoor leisure pursuits and associated operational Development

Andrew Wood EDDC had provided an update which has been e-mailed to councillors. He advised that it had been noted that administratively this was a major development as the site area exceeded 1 hectare, but until now it had not been advertised as a major application. Major applications have to be advertised in the newspaper, so this was now taking place. Following the 21 day period after the advert is placed (which will be 31/10/25) EDDC will be in a position to determine this application. Subject to any outstanding Parish Council or Ward Member objections, this application will be determined either by the Chair of Planning Committee or Planning Committee. If it requires to go to Committee, EDDC aim to take it to Committee on 18 November 2025. Notwithstanding the explanation given above, Mr Wood advised that this application should not have taken so long to determine (4 years). He apologised for any inconvenience this had caused.

ii. Paytherden Solar Farm -update on traffic movements

Marlies Koutstaal of Bluefield had provided a response re concerns about heavy traffic movements in Talaton. He had also provided information about the Community Fund. He advised that Bluefield's project team and site manager had investigated the traffic situation. They had advised that it had become clear that there was another site in the area that was having aggregates etc delivered and that the HGVs not adhering to Paytherden Solar Farm's approved transport plan, were not associated with Paytherden Solar Farm but with the other site. Bluefield had also advised that it had been decided that community monies generated from the site were to be ringfenced for the parish of Clyst Hydon as host parish, and transport route through the village.

*Initials.....*

iii. Wildings School – request for the Parish Council’s support for a planning application the school is submitting to the planning authority for a school at Lovaton, Yelverton, Devon

Mike Rees-Lee of the Wildings School has requested the support of the Council in respect of a planning application he is submitting for an additional school in Yelverton. Councillors were of the view that the Wildings School was essential for the education of children who would struggle with mainstream education or had been removed from school; the school appeared to be a responsible organisation and as far as the Council was aware there had been no issues with the school since its formation. It was **AGREED** that the Clerk would in conjunction with the Chair draft a statement for Mr Rees-Lee.

25/10/06

### **FINANCE: CONSIDERATION AND APPROVAL OF ITEMS I – III**

i. Approval of accounts for the period 1<sup>st</sup> - 30<sup>th</sup> September 2025

NAME OF ACCOUNT	BALANCE
Community (Current)	£195.68
Business Premium (Reserve)	£14657.62

ii. Approval of the October 2025 Payment Schedule

NUMBER	CHEQUE NUMBER /BACS	PAYEE	DETAILS	COST	VAT	TOTAL
1	Bacs	HMRC	Income Tax Aug/Sept	£85.00		£85.00
2	Bacs	Employee	Salary Aug/Sept	£340.10		£340.10
3	Bacs	ATH Gardens & Landscapes	Grounds Maintenance for Sept	£167.50		£167.50
			<b>TOTALS</b>	<b>£592.60</b>	<b>£0.00</b>	<b>£592.60</b>

iii. Proposed Transfer of funds (£1000) from the Business Premium to the Community Account

It was **RESOLVED** to approve Items i-iii - *Proposed by the Chair and seconded by Cllr Walker*

25/10/07

### **CORRESPONDENCE**

The following correspondence was noted by the Council

Notification from Barclays Bank wef 11<sup>th</sup> Nov interest rate reduced to 1.10%

25/10/08

### **ALLOTMENTS UPDATE AND ANY ACTIONS TO BE AGREED INCLUDING CONSIDERATION OF QUOTES FOR WORKS AND ENTERING INTO A GRANT AGREEMENT WITH EDDC AND TO MAKE DECISIONS ACCORDINGLY**

*It was agreed to discuss this item towards the end of the meeting*

25/10/09

### **COUNCIL’S NEW WEBSITE – UPDATE AND ANY FURTHER REQUIREMENTS**

The Clerk advised that she had received further information from Parish Online yesterday and had not yet had an opportunity to deal with the points raised, which she would do so shortly. In the meantime she reminded councillors of the need to take their photographs (if they were so agreeable) for the website which Cllr Walker agreed to do at the next meeting. In addition the Clerk asked for any photos of the Parish which could be used on the home page.

*Initials.....*

25/10/10

**CHRISTMAS EVENTS IN TALATON - TO CONSIDER THE COUNCIL'S RISK ASSESSMENT, AND TO UPDATE AS NECESSARY AND FOR THE COUNCIL TO ENSURE THAT ALL VOLUNTEERS INVOLVED IN THE EVENT, PRIOR TO CARRYING OUT ANY VOLUNTEERING DUTIES, HAVE A COPY OF THE VOLUNTEER POLICY AND RISK ASSESSMENT AND SIGN ACCORDINGLY THAT THEY WILL COMPLY WITH THE CONTENTS OF THE SAME**

Councillors had been emailed the Volunteers Policy and Risk Assessment for consideration.

It was understood that there would be no brass band playing this year and carol singing would take place in the Talaton Inn. Therefore the only part of the Christmas celebrations involving the Council was the erection and decoration of the Christmas tree and the switch on of the lights. However two `elves` would be assisting with the light switch on so they would need to adhere to the risk assessment. It was **AGREED** that the risk assessment would need to be amended accordingly. The Clerk would provide the Chair with a hard set of documents for signature by those volunteers who did not wish to sign the documents on-line. The purchase of the Christmas tree would need to be an item on the November agenda

25/10/11

**VILLAGE GREEN (THE MOOR) – UPDATE RE VONEUS**

The Clerk advised that there had been no further progress with obtaining the compensation from Voneus. The Council's solicitor would continue to chase the matter up

25/10/12

**THE BEACON AND THE MOOR (BOTH LEASED TO THE PARISH COUNCIL) TO CONSIDER ARBORCULTURALISTS QUOTES AND TO MAKE DECISIONS ACCORDINGLY**

*It was agreed to discuss this item towards the end of the meeting*

25/10/13

**PARISH MAINTENANCE: ITEMS REQUIRING ATTENTION AND UPDATE ON ITEMS REPORTED AND TO AGREE ANY FINANCIAL PROVISION (IF APPLICABLE)**

- i. Work had started on the garden at 4 Hillside according to Cllr Walker. A resident at Hillside has also asked that EDDC be advised about the poor condition of another garden at Hillside which the Clerk had done
- ii. DCC advised that the finger post at the Newtown Junction would be assessed
- iii. Notification of works from DCC to repair cover from 24<sup>th</sup> -26<sup>th</sup> November on road from Aunk Cross to Talaton Cross (from Talegarth to Orchard Close)
- iv. The Clerk to place information in the Calendar requesting land owners to ensure their ditches were kept clear.
- v. The manhole cover at Hillside was still loose. The Clerk to report to DCC
- vi. The chevron on the railway bridge was badly battered which was likely due to an impact of a vehicle. The Clerk to report to DCC

25/10/14

**TO REPORT ANY DELEGATED DECISIONS OF THE COUNCIL (INCLUDING PLANNING)**

There were none

25/10/15

**ITEMS FOR INFORMATION ONLY (TO INCLUDE DEFIBS (AND THE ISSUE WITH THE LIGHT AT THE COMMUNITY SHOP DEFIB) AND REMINDER OF NEXT DROP-IN OR DISCUSSION ON THE NEXT AGENDA**

Both defibs were in good order and the light near the defib at the community shop is in full working order. The next Drop In would be on 25<sup>th</sup> October at 10.30 at the Parish Hall

A resident had suggested a communal food growing area. It was **AGREED** that this be considered on a future agenda

25/10/16

**MATTERS OF URGENCY: ITEMS NOT ON THE AGENDA TO BE DISCUSSED AT THE CHAIR'S DISCRETION**

There were none

*Initials.....*

**Confidential items**

25/10/17

**ALLOTMENTS UPDATE AND ANY ACTIONS TO BE AGREED INCLUDING CONSIDERATION OF QUOTES FOR WORKS AND ENTERING INTO A GRANT AGREEMENT WITH EDDC AND TO MAKE DECISIONS ACCORDINGLY**

The Clerk had approached three contractors to quote for replacing the fence/posts and gates at the allotments. After much discussion it was **RESOLVED** that the Council accept one of the quotes **subject** to clarification of the final costs by the contractor. If the final costs could not be agreed then the matter to be reconsidered by the Council. *Proposed by the Vice Chair and seconded by the Chair*

**The Council then went back into public session**

It was resolved that the Council would enter into a funding agreement with EDDC regarding the cost of the fencing works and the repairs to the shed. *Proposed by Cllr Walker and seconded by the Chair*

The plot holder of 5A, was relinquishing her half plot on 14th October. The plot holder of 5B, had agreed to take over Plot 5A on 15th October.

**Confidential session**

25/10/18

**THE BEACON AND THE MOOR (BOTH LEASED TO THE PARISH COUNCIL) TO CONSIDER ARBORCULTURALISTS QUOTES AND TO MAKE DECISIONS ACCORDINGLY**

After consideration of the three quotes it was **RESOLVED** to accept the quote from East Devon Tree Care to undertake a tree survey at both sites

*Proposed by the Chair and seconded by Cllr Wood*

**The Council then went back into Public Session**

25/10/19

**DATE OF NEXT MEETING**

5<sup>th</sup> November 2025

25/10/20

**CLOSE OF MEETING**

21.14

<b>SIGNATURE OF THE CHAIR</b>	
<b>DATE OF SIGNATURE</b>	

*Initials.....*