

Cllr Steve Keable

July 2026

Devon County Councillor's Report - Creedy, Taw & Mid Exe:

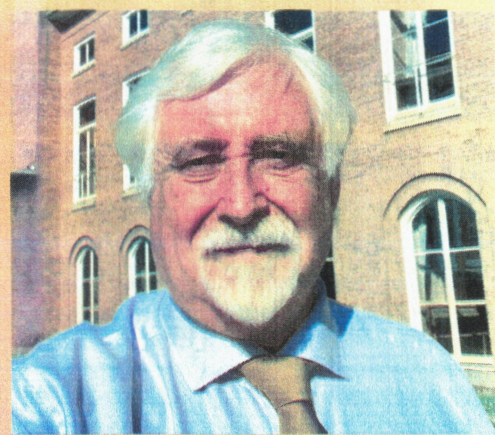
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Stockleigh Pomeroy • Thelbridge • Thorverton • Upton Hellions • Washford Pyne • Wembworthy •
Woolfardisworthy • Zeal Monachorum

Steve.keable@devon.gov.uk

Mid Devon Councillor's Report - Taw Vale:

Chawleigh • Lapford • Nymet Rowland • Wembworthy

Skeable@middevon.gov.uk



Welcome to this July newsletter. This is just one way I seek to stay in-touch with local communities. This month more good news on delivering local improvements that bring benefit to all. Working together on infrastructure investment, modernising libraries, reporting financial responsibility, consulting on the Local Plan and possible development sites, plus a free App to help you stay in-touch.

Stay informed about local decisions, community initiatives, and opportunities to have your say

Councils working together: Cullompton Relief Road - DCC & MDDC

To deliver the new road, which is designed to ease congestion in the town centre and support Cullompton's long-term growth we have started works and the appointment of a contractor. The scheme is in budget and on time for opening in March 2028.

The 1.3km route is intended to reduce pressure on Cullompton town centre, improve air quality, cut queuing off the M5 and help unlock new homes and jobs in the area. As part of the scheme, new public land for the Cullompton Community Association (CCA) is being created and replacement facilities are being provided for sports clubs impacted by the construction of the road.

The scheme has already created Cullompton's new cricket wicket and outfield, situated on Horn Road, now ready for the first overs to be bowled for the 2026 cricket season.

Completed last summer, the outfield has now matured and settled, and the wicket is primed, ensuring it is now ready for the first matches to take place.

The high-quality pitch meets the latest England and Wales Cricket Board (ECB) standards, with modern drainage and irrigation systems helping to ensure consistent playing conditions throughout the season.

Temporary clubhouse and changing facilities are also in place for the start of the season, while brand-new permanent facilities are already under construction and due to be completed in the first quarter of 2027.

The Department of Transport has agreed the M5 J28a proposal which is subject to Ministerial and Treasury sign-off.



Cullompton Recreation Ground with the relief road, railway and M5 in the background

More flexible hours for Devon libraries with new Open Plus technology

Residents in Devon will soon be able to use their libraries for longer, as new Open Plus technology is introduced across the county. The first phase of the installations begins this month, (July). Eleven libraries will have the technology installed between July and March 2027.

The installations follow a successful trial at Cullompton library earlier this year and is to include Crediton library. Open Plus allows registered library members to access their library outside normal staffed hours. It means people can visit earlier in the morning, later in the evening, and at weekends, using simple self-service systems.

The move is part of ongoing work by the Council and Libraries Unlimited to make libraries more flexible and easier to use, helping more people fit visits around work, family life and other commitments.

Councillor Cheryl Cottle-Hunkin, Cabinet Member for Libraries, said:

"We know how important our libraries are to local communities, and we want to make them easier to use for more people".

Devon County Council delivers balanced budget while investing in key services

Devon County Council has delivered a balanced budget, made almost £18 million of savings and continued investing in vital services, according to its Unaudited Statement of Accounts 2025/26, which were published ahead of the statutory deadline.

The accounts show the Council remained on a stable financial footing despite the rising costs and increasing demand that continue to put pressure on councils across the country.

Over the past year, the Council delivered £17.9 million of savings while protecting frontline services. It also rebuilt its financial reserves, strengthening its ability to deal with future financial pressures and unexpected costs.

The accounts show continued investment in the services residents rely on every day, including highways, Children's Services and Adult Social Care.

During the year, the Council invested more than £84 million in Devon's roads and transport network and set aside additional funding for road maintenance, Children's Social Care and SEND reform work.

The report also highlights improvements in financial management and governance, helping the Council live within its budget while continuing to invest in local services.

The Council continues to face significant challenges around Special Educational Needs and Disabilities (SEND), reflecting a national issue affecting councils across England. Devon continues to call for changes to the national funding system to help ensure children and families get the support they need.

Councillor James Buczkowski, Cabinet Member for Finance, said: "The publication of the Statement of Accounts demonstrates how Devon County Council has managed the public's money over the last year and provides an open and transparent account of our financial performance." "Strong financial management isn't an end in itself. It provides the stable foundation that allows us to continue investing in the services residents rely upon, whilst planning responsibly for the future."

A New app to make accessing council services even easier has been launched by Mid Devon District Council. The app allows people to report issues, read news and set up reminders in one simple to use tool. Residents can also search and comment on planning applications, find the nearest place to eat, bin collection days, get in touch with councillors or set reminders. The free app is available to download from Google Play or Apple App stores – simply search Mid Devon District Council.

Mid Devon Housing and Economic Land Availability Assessments (HELAA)

are studies that form part of the evidence base for the preparation of Local Plans. They help identify potential sites that may be deliverable and developable for new housing, employment and other uses over a period that looks forward over the next 20 years (or the period of the Local Plan).

In June Mid Devon published its HELAA assessment: search [Mid Devon HELAA](#) or <https://www.middevon.gov.uk/residents/planning-policy/housing-and-economic-land-availability-assessment/>

This is a piece of work to identify the potential land supply, that landowners may consider releasing onto the market. The Mid Devon HELAA is an assessment of the suitability and achievability of such sites for housing or for jobs. The challenge is that Government seeks 1.5m new homes nationally and requires Mid Devon to identify 6k sites for development in the next 20 years.

The HELAA has been produced because of MDDC two public calls for sites in 2022 and 2025. These sites have a detailed analysis and have been considered by a panel of advisory authorities together with commercial developers. HELAA is not a planning permission, it is an assessment – that ranges from 'good' to 'unachievable' as ratings in the view of the panel. Have your say and tell your local Mid Devon District Councillor what you think!

Mid Devon District Council has formally kick off work on a **new Local Plan**, marking the start of an important process that will help shape how the area grows and develops in the years ahead. This follows the Government's introduction earlier this year of a new requirement for councils to prepare Local Plans within a 30-month timeframe.

A scoping consultation is open until 10 July, and gives residents, businesses and stakeholders the chance to **have your say** right from the outset:

- what the new Local Plan should cover
- the key issues it should address
- how people would like to be kept informed as work progresses

There will be 2 more public consultations early in 2027 and early 2028.

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SCAN ME!



REPORT IT . READ IT . REMEMBER IT .

July



LAPFORD PARISH COUNCIL

There was a meeting of Lapford Parish Council on Tuesday 9th June 2026 at 7.30pm held in the Orchard Centre, Lapford

Members Present: Cllrs. Julie Down; Sue Briant-Evans; Bill Graham; Graham Heal; Peter Heal; Roy Andrews; Alex Shapland.

Also Present: County & District Cllr. Steve Keable, from 9.05pm

In attendance: Rob Martin (Clerk).

Others: Four members of the public.

MINUTES

2627-039 APOLOGIES

Apologies had been received from Cllrs. Steve Fletcher and Alex Shapland.

2627-040 DECLARATIONS OF INTEREST (PECUNIARY AND NON-PECUNIARY)

No declarations of interest in items on the agenda were made.

2627-041 COUNCILLOR COOPTION

One application had been received but the applicant had not attended either this meeting or the previous one having been asked to do so. It was **Resolved** that the applicant be informed that he was not suitable to be a councillor.

The Chairman adjourned the meeting to allow public participation

2627-042 PUBLIC PARTICIPATION SESSION & UPDATES FROM LOCAL ORGANISATIONS

An interest was expressed in taking over the management of the proposed contents of the telephone box once it had been restored.

2627-043 COUNTY AND DISTRICT COUNCILLORS' REPORTS

Steve sent it around

a) Devon County Council

b) Mid Devon District Council

District & County Cllr. Steve Keable arrived following a meeting at Thorverton, where the main topic of discussion was potential new housing development.

He had circulated his monthly report for June 2026.

- The first matter of concern was the suspected occupation of the horse box/campervan opposite the Highfield entrance where he had reported the matter to Highways and the Environment Health department, with conclusion being that there was no human waste being emptied into the drain and that there was little that could be done to stop this use of the vehicle.
- The planning enforcement matters were being actioned, but it was always a long and protracted process. To date, there were no conclusions drawn.
- Once again, the reporting of potholes is crucial to them getting them fixed as that is the mechanism used to prioritise what is done. There is also a problem with white-lining in rural areas.
- The Housing and Employment Land Availability Assessment (HELAA) had been published this day and there were sites identified within Lapford for that. In

LAPFORD PARISH COUNCIL

addition to looking at these sites, there was also a Local Plan Scoping Report consultation which needed to be responded to by 10th July 2026. The clerk would look at this and offer his guidance on its contents.

- Concern was expressed about the diversion to be introduced when the A377 Tesco roundabout and Joseph Locke Way via Bickleigh as the road from Bickleigh to Crediton was badly in need of repair.

The Chairman reconvened the meeting

2627-044 MINUTES

On a proposal by Cllr. Briant-Evans, seconded by Cllr. Graham, it was **Resolved** to receive and adopt the minutes of the Annual Parish Council meeting held on 12th May 2026.

2627-045 ACTION LIST, CLERK'S REPORT & CORRESPONDENCE

The clerk reported on the current status of outstanding matters on the Action List:

- Toddler Play Equipment warranty repair – Kompan Head Office had agreed that the equipment repair would be done under the warranty, free of charge.
- Youth Play Equipment – updates on this would be covered under item 2627-052 below.
- Weed Management – the survey had been completed and the results were awaited.
- Public Rights of Way – the footpath towards the station need to be cut back and this would be organised by Cllr. Shapland.
- Orchard Centre Phone – this was now working following another conversation with BT customer service staff.
- Crediton Cluster – the last meeting had been on 8th June 2026 but the clerk had been unable to attend but would look to attend the next meeting in July.
- Temporary Fencing – Cloverdown had just confirmed that the whole length on the unfenced area was due to be fenced from mid-July onwards.
- Housing provision – Mandy Goddard of Devon Communities Together had agreed to come to Lapford to present the potential ideas for Community-Led housing development on Wednesday 22nd July 2026. The clerk would find out if a screen was required before the venue could be determined.
- Mobile Home Occupancy – this matter was being investigated by District Cllr. Keable who would report when he arrived.
- Bus Shelter Repair/Replacement – Mark Phillips at DCC had been contacted to see whether finance could be obtained to repair or replace the bus shelter next to the trading estate, which had suffered substantial vandal damage.
- MDDC Asset Transfers – see minute
- Cllr. Briant-Evans stated that the Asset Inspection list contained a number of matters on this that needed addressing, possibly as part of the tidy-up day. She undertook to produce a list of such tasks for consideration.
- Concern was expressed about the Telephone Box refurbishment having been promised for a long time with little or no action. It was agreed that this would be actioned by Cllr. Andrews by 1st August 2026, following which, if this deadline was not met, the future of the box would be considered again.
- Similarly, the removal of the concrete container on the A377 would be actioned by the time of the next meeting, actioned by Cllrs. Peter and Graham Heal.

2627-046 FEEDBACK FROM REPRESENTATIVES

There had been no meetings of the outside bodies in the last month.

LAPFORD PARISH COUNCIL**2627-047 COMMITTEE REPORTS****a) Celebrations Committee**

No committee meetings have occurred since the last Parish Council.

b) Lapford Emergency Action Plan (LEAP) Committee.

Cllr. Briant-Evans had attended an Emergency Hubs seminar, and as an attendee would receive an emergency pack for putting in the Orchard Centre. She had found the seminar informative and interesting and suggested that other councillors might consider attending the next one.

2627-048 LAPFORD REVEL 2026

The Revel celebrations would take place from 10th to 12th July 2026.

Cllr. Graham had arranged for a Traffic Order to be in place for the 10th & 11th July which he started in February 2026 and had only just received. This had become a complicated procedure.

It was confirmed that Lapford Parish Council would have a stand and that it and the other such stands would be contained within a big tent this year, protecting them from the elements.

There would also be a falconry display, but the birds would not fly.

2627-049 CHURCH GREEN TRUST FEEDBACK

There had been no Church Green Trust meeting since the last parish council and the next one was scheduled for Tuesday 16th June 2026 at 7.30pm in the Orchard Centre.

(Post Meeting Note: the trust meeting was rescheduled to be on 11th June 2026)

2627-050 NEIGHBOURHOOD PLAN

The minutes of the Steering Group Meeting of 16th May 2026 were noted with the potential actions for parish council being a need to meet with Mandy Goddard of DCT and the requirement for £150 of budget being available.

There was to be a Community Consultation Meeting on 18th July 2026 in the Victory Hall from 10.00am to 12noon. There would be a café-type set up in the Victory Hall which would allow for each table to have a theme and a leader.

LAPFORD PARISH COUNCIL**2627-051 MEETINGS DATES 2026-2027**

At the last meeting, there was a request to consider a change for the basis of meetings dates being set for the second Tuesday of each month to the second or third Thursday. On a proposal by Cllr. Braint-Evans, seconded by Cllr. Peter Heal it was **Resolved** to retain the current basis of the second Tuesday.

The schedule of meetings for the remainder of 2026/2027 was therefore set as:

Meeting Type	Date	Venue
Parish Council Meeting	14 th July 2026	Orchard Centre
Parish Council Meeting	11 th August 2026	Orchard Centre
Parish Council Meeting	8 th September 2026	Orchard Centre
Parish Council Meeting	13 th October 2026	Orchard Centre
Parish Council Meeting	10 th November 2026	Orchard Centre
Parish Council Meeting	8 th December 2026	Orchard Centre
Parish Council Meeting	12 th January 2027	Orchard Centre
Parish Council Meeting	9 th February 2027	Orchard Centre
Parish Council Meeting	9 th March 2027	Orchard Centre
Parish Council Meeting	13 th April 2027	Orchard Centre

2627-052 YOUTH PLAY EQUIPMENT

Since the last meeting there had been a number of matters requiring attention:

- Sovereign Play had indicated that the quotation for the equipment was now out of date (April 2025) and the time taken so far meant that doubts about whether the project had any chance of going forward existed.
- The clerk had requested and received a revised quotation for the equipment from Sovereign which increased the overall cost before VAT from £12,580.43 to £14,312.83.
- Further enquiries of MDDC had indicated that the Section 106 claim was unlikely to be finalised in the foreseeable future.
- Enquiries had been laid with Tozers LLP to answer the questions about land ownership which are the subject of the MDDC concerns. Further information had been sent and an answer was awaited.
- A suggestion that the Sport England Movement Fund might be a source of funding for parish council projects has been confirmed and a grant of £9,300 has been applied for towards the residual cost of the youth play equipment. This action was supported by the parish council.

2627-053 MID DEVON DISTRICT COUNCIL ASSET TRANSFER

The deadline for this to be undertaken is 30th June 2026 and correspondence has been undertaken with MDDC staff on what is available. As a result, a map of the District Council assets was received and circulated.

Steve Densham at MDDC had been contacted and had confirmed that the previous request for the land immediately surrounding the Orchard Centre should be formally requested in this system. This had already been done and councillors confirmed there were no other MDDC assets of interest to the parish council.

This action was supported by the parish council.

2627-054 HIGHWAYS MATTERS

Revel Traffic Report –the traffic report tabled by Cllr. Graham was **noted**.

LAPFORD PARISH COUNCIL

2627-055 PLANNING MATTERS

a) APPLICATIONS NOTIFIED

The parish council agreed to the following comment:

Reference	Location	Proposal
26/00661/FULL	Land at NGR 275858 111226 Wheathaven Lapford	Erection of roof to provide covered yard Decision: No Objection

b) APPLICATIONS AFTER THE AGENDA WAS ISSUED

No applications had been notified after the agenda had been set.

c) MDDC DECISIONS

The following decision was **noted**.

Reference	Location	Proposal	MDDC Decision
26/00465/PNAG	Land at NGR 272901 107076 (Bury Barton Farm) Lapford Devon	Prior Approval for the erection of an agricultural storage building	Approval

2627-056 BANK RECONCILIATION AND RECEIPTS AND PAYMENTS COMPARED WITH BUDGET

The attached bank reconciliation and budget comparison document for the period ended 31st May 2026 were **noted**.

2627-057 RECEIPTS & PAYMENTS SCHEDULE

On a proposal by Cllr. Graham, seconded by Cllr. Peter Heal, it was **Resolved** to approve the payment of the invoices on the schedule below for the period since the last meeting:

LAPFORD PARISH COUNCIL**PAYMENTS**

Payment to	Services	Month/Ref	Amount £	Payment No.
2026/2027				
Everflow	OC Sewage & Water	May 26	31.08	DD
BT Group Ltd	OC Broadband	June 26	60.43	DD
Adobe	Acrobat Professional	June 26	19.99	DD
Lloyds Bank	Service Charge	June 26	4.25	DD
Valda Energy	Orchard Centre Electricity	May 26	38.00	DD
IONOS	Community Website	Final Payment	19.54	DD
A&S Paving	Additional Payment	Error	14.00	2627-05
Victory Hall	Door Grant Payment	Capital Grant	2500.00	2627-06
Community Trading	Insurance Premium	2026-27	711.76	2627-07
Angharad Williams	Planning Training	23 May 26	300.00	2627-07
S Hemsworth	Salary	June 26	67.83	2627-08
RJ Martin	Salary	June 26	568.15	2627-08
HMRC	Tax Deductions	June 26	158.80	2627-08
HMRC	National Insurance	June 26	43.97	2627-08
Victory Hall	Room Hire	APM 09/05/26	13.60	2627-09
Narked Design	Website Update	Assertion 10	49.00	2627-09

RECEIPTS

Receipt from	Services	Amount £	Method
2026/2027			
None			

2627-058 MATTERS RAISED BY THE CHAIR

The chairman suggested that the Annual Parish Meeting reports from other bodies should be published.

On a proposal by Cllr. Peter Heal, seconded by Cllr. Graham, it was **Resolved** that the minutes and reports be published in full in the Lapford Lookout split over two editions and that a budget of up to £100 be allocated to cover the additional costs of doing this. The next village tidy-up would be on Saturday 27th June 2026 from 9.30am with refreshments organised by the Congregational Church, as before. This would be advertised by social media and posters.

2627-059 COUNCILLORS' REPORTS AND FUTURE AGENDA ITEMS (FOR INFORMATION ONLY)

Cllr. Briant-Evans raised the status of the Mid Devon Local Plan Review for which there was a live consultation closing on 18th July 2026, covering the scoping assessment.

Cllr. Briant-Evans also suggested that an AI system that automatically converts recordings of meetings to written notes might be of benefit when writing the minutes.

The clerk would look at the options available and report back.

Cllr. Briant-Evans highlighted a Good Councillors course on 6th July 2026 and suggested

LAPFORD PARISH COUNCIL

that Cllr. Graham Heal might want to attend. He agreed that he would go if possible and the clerk would make the booking when this was confirmed.

Cllr. Shapland highlighted the fact that some manhole covers had been tarmacked over when the A377 was resurfaced and these areas were now breaking away. He would report this on the DC Highways website.

The latest situation on Road Wardens was raised with the conclusion that the clerk would contact those with Chapter 8 training, Stacey Lumsdon and John Chapple, to try to encourage a start to the activity.

2627-060 DATE OF NEXT MEETING

To note the date of the next Parish Council meeting is scheduled for Tuesday 14th July 2026.

2627-060 CLOSE OF MEETING

The meeting closed at 9.30pm

LAPFORD PARISH COUNCIL

Action List
14th July 2026 Meeting

Ref	Issue/Action	Responsibility	Update
	Orchard Centre Adjacent Land	Clerk/MDDC	<i>Awaiting update from MDDC Formal Capital Asset Transfer request has been made for this land</i>
	Planning Enforcement Issues MDDC was currently overwhelmed by enforcement cases with just one officer to do them. The concentration was on those matters that were dangerous, which none of those in Lapford were.	Clerk/MDDC	<i>MDDC have conducted site visits and conclusions are awaited. SK warned that enforcement action takes time to complete</i>
	Ash Dieback To encourage DCC to consider notifying residents of the danger to the highway	Clerk/DCC	<i>DCC Highways List with SK</i>
	Highways	Clerk/DCC	<i>DCC Highways List with SK</i>
	Neighbourhood Plan	Parish Council	<i>Updates on this agenda.</i>
	Telephone Box Make safe for use as book swap area.	Cllrs. Heal, Andrews	<i>To be done by 1st August 2026</i>
	Co-option of new councillors	Council	<i>There are now two vacancies following appointment of Graham Heal</i>
	Youth Play Equipment Section 106 Resolution	Clerk	<i>MDDC Section 106 officer contacted requesting resolution after 3 months wait. No response to date.</i>
NEW	Youth Play Equipment Sport England Movement Fund	Clerk	<i>Sport England Movement Fund application made and being processed</i>
	Youth Play Equipment Additional requests	Clerk/LYPFT	<i>Liaise with LYPFT on whether and how the request could be fulfilled.</i>
	Orchard Centre	Councillors	

LAPFORD PARISH COUNCIL

Action List
14th July 2026 Meeting

Ref	Issue/Action	Responsibility	Update
	a) <u>Painting of toilet door</u> b) <u>Toilet handrail to be refurbished</u> c) <u>Cleanup of the outside of the Orchard centre and complete the exterior painting</u> d) <u>Entrance into the Orchard Centre by the door can be slippery.</u> e) <u>Hole in archive cupboard as a result of the fuse board being moved</u> f) <u>Repainting of interior and fitting of new notice boards</u>		<i>All tasks are pending for the time being</i>
	Road Wardens	Clerk & Cllr. Heal	<i>Equipment stored. Method statements available. Materials Delivered. Stacey Lumsdon & John Chappell contacted and ready to go.</i>
	Footpaths Overgrown Footpaths	Chair & Clerk Cllr. Shapland	<i>Some work done & Cllr. Shapland to be liaised with</i>
	Concrete Bin Disposal To remove the unsightly concrete bin next to the A377	Cllr. Heal	<i>This would be done by 14th July 2026.</i>
	Village Maintenance Cleaning of signs To be arranged.	Cllrs Heal & Down	<i>Put on hold.</i>
	Village Maintenance Weed Clearance	Cllrs.	<i>Weed maintenance survey to be carried out and results fed back.</i>
	SWW and sewage issues	Clerk	<i>SWW still being unhelpful</i>
	Local Government Reorganisation To consider the potential effect on the parish of the implementation of the proposals to introduce a Unitary Authority to replace DCC and MDCC	Clerk	<i>Awaiting Government decision in July 2026.</i>
NEW	Crediton Cluster To become involved in the cluster meetings in the light of potential changes caused by Local Government Reorganisation for Devon.	Clerk	<i>The clerk would look to attend the next meeting set for 20th July 2026, subject to a LGR decision being available</i>
	Dangerous Tree	Clerk	<i>MDCC to rectify this</i>

LAPFORD PARISH COUNCIL

Action List
14th July 2026 Meeting

Ref	Issue/Action	Responsibility	Update
	The tree identified is considered to be a danger to motorists as it is hanging over the highway and only secured by webbing.		
	Temporary Fencing at Village Entrance The temporary barriers next to the bridge need to be replaced by a permanent fence. The landowners need to be identified and a request made for this to happen.	Clerk	<i>Further contact with Gary at Cloverdown confirms this is being done for the whole stretch in Mid-July 2026</i>
	Village Maintenance To appoint someone to undertake general maintenance tasks around the parish either as a contractor or an employee	Cllr. Andrew/Clerk	<i>Individual concerned has asked for time to consider position. No further information to date.</i>
NEW	Housing Provision in Lapford As part of the NP Steering Group considerations, the parish council is to be updated on the potential ways of providing housing needed by the community. Meeting with Mandy Goddard of DCT who specialises in this subject	Clerk	<i>Meeting Date set as the evening of 22nd July 2026 in the Orchard Centre at 7.30pm</i>
NEW	Mobile Home Occupation on Highway The vehicle opposite the entrance to Highfield is being used to live in.	Steve Keable	<i>SK investigated – there is little that can be done</i>
NEW	Bus Shelter Repair/Replacement Potentially obtain grant to repair or replace bus shelter on the main road	Clerk	<i>Request sent to Mark Phillips on 14th May 2026. Sent location he will look at funds available.</i>
NEW	Village Planters Plants to be acquired and planted	Cllrs. Down and Peter Heal	<i>Peter Heal would look to provide plants.</i>
NEW	MDDC Asset Transfers To identify any MDCC owned assets in Lapford and consider transfer to the parish council	Clerk	<i>List received and CAT application made for land around OC.</i>

Lapford Church Green Trust

Asset inspection July 2026

	Item	Condition	Action
1	Melissa Lake shelter	Good. Repaired by Melissa's family in the last eighteen months. Reports of children climbing onto the roof.	Paint roof with anti-vandal paint and display notice to that effect.
2	Fencing	a) Second section in from the LTP gate. Lower rail loose and twisted over due to missing screw. b) Section before the main gateway. Similar problem to above. c) Post on the RHS of the gateway facing the road requires stabilising. d) Section on RHS of the gateway facing the road. Top rail damaged. Both rails loose. Church notice board unstable and pulling on the fence rails to which it is attached.	a) Reposition the rail and screw in place. b) Rectify as above. c) Wedge to stabilise post in an upright position. d) Replace the top rail. Re-site the notice board and stabilise so that it is independent of the fence.
3	War Memorial	Weeds growing between the stones at the base. Stone dirty.	Remove the weeds. Clean the stone surfaces.
4	Double gates	Have been removed to storage due to damaged condition.	Replacement strategy under way.
5	Pedestrian gate by ARK	No issues	
6	Pedestrian gate by LTP	No issues	
7	Wooden bench, ML shelter	No issues	

8	Wooden bench, Ambrosia	The wooden back slats are worn.	Replace the slats.
9	Wooden bench, EVJ	Surface uneven and coating peeling away. Wood splitting. Front of bench end sections damaged where they touch the ground and splits evident.	Remove bench for sanding back, renovation and re-treatment to wood.
10	Picnic benches	Property of the ARK but appear to be in good condition.	
11	Chestnut trees	In good condition. Ends of lower branches may constitute a hazard to flag bearers on Remembrance Sunday.	Trim lower branches back in the Autumn.
12	Flower tubs by War Memorial	Not cared for. Contain dead lavender shrubs. Were being looked after by the ARK team.	Remove dead plants, replant and arrange for ongoing care.
13	Other issues.	a) Old plant supports left in the corner by the ARK. b) Road cones left on the grass by the entrance gateway. c) Churchyard trees overhanging the wall at pedestrian head height.	a) Ask ARK team to remove them. ✓ b) Ask PCC to store them somewhere less obtrusive. c) Ask PCC to trim the foliage back.



Lapford Neighbourhood Plan Steering Group

Minutes of a meeting held on Saturday June 20th
at 10-00 a.m. at The Orchard Centre

Present: Peter Totterdill (Chair), Sue Briant-Evans, David Garton, Cllr Steve Keeble [part only], Jenny Andrews (Minute-Taker)

1. Apologies for absence

These were received from Andy Chapman, Bill Graham, and Helen Greensmith.

2. Conflicts of interest declarations

None.

3. Minutes of the meeting of 16th May 2026

These were ACCEPTED as a true and accurate record.

4. Matters arising

There were none.

5. Meeting with MDDC on 27th May 2026

SK and PT reported back regarding the meeting with Mid Devon District Council on 27th May (with Tristan Peate, Head of Forward Planning) which covered a wide range of topics including:-

- Design principles – the steering committee were referred to the Mid Devon design guide, there is still scope for more local style. The steering committee put the case for a conservation area management plan, which whilst not a priority for MDDC, will strengthen the case for site-specific policies for the conservation area and its potential extension, which will come across in the Neighbourhood Plan.
- Heritage assets – any features or buildings which are not listed can be captured in the local asset register. SBE noted that she had included in the Lapford Lookout some time ago an invitation for residents to put forward any potential heritage assets, with no responses. **ACTION DG to take forward.** It was noted that it is highly unlikely that we would be able to create an area of landscape value, this can be recognised in the NP although would have no special designation. The importance of designating local green spaces was mentioned, not only those open to the public but also where there may be aspiration to make spaces open to the public.
- Overall MDDC were very helpful and felt that the steering committee's timetable was sensible (to try to get a first draft to the parish council by the end of the year).
- It was noted that steering committee members have had training in changes to planning policies, further training is now needed on how to apply these in practice.

6. HELAA (Housing and Economic Land Availability Assessment - www.middevon.gov.uk/residents/planning-policy/housing-and-economic-land-availability-assessment/)

Overall, Lapford has been assessed as having 50 sites suitable for housing development over the next 20 years (from 2028). There was discussion regarding various specific sites, it was AGREED to come back to this agenda item at a later meeting once all attendees had had more time to read and digest the papers.

It was noted that residents are confused between HELAA and the Neighbourhood Plan, with some clear comms needed to clarify here.

Some discussion took place concerning new houses recently built in various MDDC areas, which are not finding buyers.

7. Natural Environment – follow-up from discussion on 16th May 2026

As HG had sent apologies, PT suggested asking her to produce a written summary. It was AGREED that it would be good to have the NP section on Natural Environment drafted as soon as possible; PT agreed to discuss with HG to hopefully get this section written up. **ACTION PT to contact HG to request written summary and to draft section for NP.**

Some discussion took place regarding displays for the forthcoming Lapford Revel, to include key messages.

Further discussion took place regarding a cob wall at the old parsonage which has fallen badly into disrepair; DG offered to take pictures.

8. Built Environment

It was AGREED that this section should also be drafted as soon as possible; DG offered to take this forward although it may need to be in late August or in September when he will have time available. **ACTION DG.**

9. Business and Jobs (ref. discussion paper)

Committee members were asked to read the discussion paper over the next few days and to send any comments to the Chair. **ACTION ALL.**

Some discussion took place regarding home-working, it would be ideal to include provision for home-working in new-builds. The possibility of co-working space/s in the village was also discussed, with various potential locations suggested; although it was noted that a 'critical mass' of users would be necessary in order for any such spaces to be viable.

10. Public Consultation

- Consultation Meeting (Saturday 18th July)

To comprise a short slide presentation followed by breakout groups; with around 3 tables, space for 5-6 people at each, answering the same set of questions. We will need large-scale maps of Lapford with copies on each table. Attendees' ideas to be captured via sticky notes on flipchart pads.

ACTION PT to create the slide presentation.

ACTION PT to contact MDDC regarding copies of large-scale maps.

ACTION PT to provide briefing notes to facilitators in advance of the event.

ACTION SBE to ask the Parish Clerk to order flipchart pads, sticky notes, suitable pens.

Facilitators are needed for each table; DG, PT, and SBE are all available to attend and SK may also be able to attend. PT explained that he would like to maintain an overview but hoped that Andy Chapman and Bill Graham may also be available to attend.

- Social media / online survey

HG has set up a specific Facebook page (www.facebook.com/profile.php?id=61589791745042) for the Neighbourhood Plan and is also posting/linking to other Lapford Facebook pages:-

Spotted Lapford: www.facebook.com/spotted.lapford/

What's On In Lapford: www.facebook.com/groups/whatsoninlapford/

Lapford Noticeboard: www.facebook.com/groups/942145361897363/

although some sites are sporadic in approving posts.

Online questionnaire – HG provided a report that she had investigated online questionnaire platforms, SurveyMonkey offer a discount (amount unspecified) for registered not-for-profit organisations. It was suggested that the Parish Council set up a free account initially and then investigate applying for the discounted version, assuming that the cost is reasonable then the PC could also use the platform for canvassing local opinion on other matters. **ACTION SBE to take forward to the next Parish Council meeting.**

11. Recruitment to Steering Group

It was AGREED that some new members are needed, some committee members had one or two suggestions in mind.

12. Preparation for next meeting

Themes for the July agenda will be Traffic/Travel and Community Spaces and Activities. Volunteers were requested to produce draft notes. SBE volunteered to take forward for Community Spaces and Activities; Traffic/Travel – TBC.

13. Any Other Business

There was none.

14. Date of Next Meeting

To be scheduled for the second half of July / the first 2 weeks of August, probably an evening meeting this time. ACTION PT to suggest some initial dates then ACTION JA to set up and circulate a Doodle poll.

There being no further business the meeting closed at 12noon.

Lapford Parish Council

Prepared by: RJMS: (Cwh/Rfo)
 Name and Role (Clerk/RFO etc)

Date: 2/7/26

Approved by: _____
 Name and Role (RFO/Chair of Finance etc)

Date: _____

Bank Reconciliation at 30/06/2026			
	Cash in Hand 01/04/2026		23,149.45
	ADD		
	Receipts 01/04/2026 - 30/06/2026		17,284.72
			40,434.17
	SUBTRACT		
	Payments 01/04/2026 - 30/06/2026		10,059.43
A	Cash in Hand 30/06/2026 (per Cash Book)		30,374.74
	Cash in hand per Bank Statements		
	Petty Cash	30/06/2026	0.00
	Lloyds Treasurers	30/06/2026	30,374.74
			30,374.74
	Less unrepresented payments		
			30,374.74
	Plus unrepresented receipts		
B	Adjusted Bank Balance		30,374.74
A = B Checks out OK			

Lapford Parish Council
14 STATION ROAD
YEOFORD
CREDITON
DEVON
EX17 5HU

Your Account

Sort Code 30-99-50
Account Number 78183268

COMMUNITY ACCOUNT

01 June 2026 to 30 June 2026

Money In	£0.00	Balance on 01 June 2026	£31,548.88
Money Out	£1,173.74	Balance on 30 June 2026	£30,374.74

Your Transactions

Date	Description	Type	Money In (£)	Money Out (£)	Balance (£)
15 Jun 26	VICTORY HALL 200000001778390456 INV 767	FPO		13.60	31,534.88
15 Jun 26	NARKED LTD 400000001788250567 1034425	FPO		49.00	31,485.88
15 Jun 26	VALDA ENERGY LIMIT VALDAENERGY	DD		39.52	31,446.36
15 Jun 26	EVERFLOW LIMITED E264080A	DD		40.66	31,405.70
15 Jun 26	INFORMATION COMMIS Z2264461	DD		47.00	31,358.70
19 Jun 26	SERVICE CHARGES REF : 486051740	PAY		4.25	31,354.45
22 Jun 26	ADOBE *ADOBE CD 1417 20JUN26	DEB		19.97	31,334.48
22 Jun 26	HMRC - ACCOUNTS OF	BP		202.97	31,131.51
22 Jun 26	SUSAN A HEMSWORTH	BP		67.83	31,063.68
22 Jun 26	RJ MARTIN	BP		568.15	30,495.53
22 Jun 26	BT GROUP PLC GP01335424- 000014	DD		60.79	30,434.74
30 Jun 26	LAPFORD CONGREGATI 200000001787757884 TIDY UP	FPO		60.00	30,374.74

Transaction types

BGC Bank Giro Credit	BP Bill Payments	CHG Charge	CHQ Cheque
COR Correction	CPT Cashpoint	DD Direct Debit	DEB Debit Card
DEP Deposit	FEE Fixed Service	FPI Faster Payment In	FPO Faster Payment Out
MPI Mobile Payment In	MPO Mobile Payment Out	PAY Payment	SO Standing Order
TFR Transfer			

Lapford Parish Council
RECONCILIATION - Lloyds Treasurers 30-06-2026

From Accounts	£30,374.74
Payments not cashed Add	
Receipts not entered Subtract	
Statement should be	£30,374.74



Issue date: 1 July 2026

Write to us at: PO Box 1000, Andover, BX1 1LT

Call us on: 0345 072 5555 (from UK)
+44 1733 347338 (from Overseas)

Visit us online: www.lloydsbank.com

Your branch: LLOYDS BANK

Sort code: 30-99-50 Account number: 78183268

BIC: LOYDGB21287

IBAN: GB29 LOYD 3099 5078 1832 68



022904 PDOEA02-20260702-84616-082128
LAPFORD PARISH COUNCIL
SIR/MADAM
14 STATION ROAD
YEOFORD
CREDITON
DEVON
EX17 5HU



40400 C

COMMUNITY ACCOUNT

LAPFORD PARISH COUNCIL

Our records indicate that your business is eligible for FSCS deposit protection.
Further details can be found on the Useful Information page.

Account summary

Balance On 01 Jun 2026	£31,548.48
Total Paid In	£0.00
Total Paid Out	£1,218.16
Balance On 01 Jul 2026	£30,330.32

Account activity

Date	Payment Type	Details	Paid In (£)	Paid Out (£)	Balance (£)
01 Jun 26		STATEMENT OPENING BALANCE			31,548.48
15 Jun 26	FPO	VICTORY HALL 200000001778390456 INV 767 523006 10 13JUN26 11:25		13.60	31,534.88
15 Jun 26	FPO	NARKED LTD 400000001788250567 1034425 205740 10 13JUN26 11:25		49.00	31,485.88
15 Jun 26	DD	VALDA ENERGY LIMIT VALDAENERGY		39.52	31,446.36
15 Jun 26	DD	EVERFLOW LIMITED E264080A		40.66	31,405.70
15 Jun 26	DD	INFORMATION COMMIS Z2264461		47.00	31,358.70
19 Jun 26	PAY	SERVICE CHARGES REF : 486051740		4.25	31,354.45
22 Jun 26	DEB	ADOBE *ADOBE CD 1417 20JUN26		19.97	31,334.48
22 Jun 26	BP	HMRC - ACCOUNTS OF		202.97	31,131.51
22 Jun 26	BP	SUSAN A HEMSWORTH		67.83	31,063.68
22 Jun 26	BP	RJ MARTIN		568.15	30,495.53
22 Jun 26	DD	BT GROUP PLC GP01335424-000014		60.79	30,434.74
30 Jun 26	FPO	LAPFORD CONGREGATI 200000001787757884 TIDY UP FOOD 090154 10 30JUN26 08:23		60.00	30,374.74
01 Jul 26	DEB	AMAZON* W60479J15 CD 1417		44.42	30,330.32
01 Jul 26		STATEMENT CLOSING BALANCE	0.00	1,218.16	30,330.32

The "Details" column in your statement shows the date that a Debit Card payment went into or came out of your account only if that happened on a weekend or a Bank Holiday.

Payment types:

FPO - Faster Payment DD - Direct Debit PAY - Payment DEB - Debit Card
BP - Bill Payment

Support for charities and not-for-profit organisations

Discover our hub for tips and guidance to make running your organisation easier. Pop back regularly for new content and updates.

To explore our hub visit lloydsbank.com/not-for-profits or scan the QR code.



LAPFORD PARISH COUNCIL

2026-27 Budget Monitor Statement

2627-081

	Budget		Reserves Available	Actual June 26		
	Receipts	Payments		Receipts	Payments	% Budget
Precept	£	£	£	£	£	%
PC Running Costs	(33,000)		(13,213)	(16,500)	-	50% Half-Year Payment
Clerk	-	9,600		-	2,294	24%
Councillors	-	700		-	300	43%
Administration Costs						
IT	-	1,150		-	99	9% Annual charges to come
Consumables	-	450		-	17	4%
Audit	-	410		-	179	44% External Audit to come
Legal	-	500		-	-	0%
Subscriptions	-	552		-	539	98% Just £15 NDRDA Sub to come
Elections	-	-		-	-	No Budget
Insurance	-	750		-	712	95% Final Figure
Bank Interest/charges	-	60		-	13	21%
Community Website	-	330		-	46	14% No further expenditure, saving
TOTAL PC RUNNING COSTS	-	14,502	-	-	4,198	
Orchard Centre						
Income	-			-		No Budget
Cleaner	-	1,050		-	254	24%
Utility Costs	-	1,450		-	385	27%
Maintenance	-	250		-	-	0%
TOTAL ORCHARD CENTRE	-	2,750	-	-	639	
LEAP/Emergency Plan						
Road Wardens	-	-		-	-	No Budget
Highways	-	-		-	-	No Budget
Emergency Plan	-	200	(2,166)	-	-	0%
TOTAL LEAP	-	200	(2,166)	-	-	0%

LAPFORD PARISH COUNCIL
2026-27 Budget Monitor Statement

	£	£	£	£	%
Village Maintenance					
Car Park	-	300	-	-	0%
Telephone Kiosk	-	-	-	-	No Budget
Defibrillator	-	200	-	-	0%
Public Rights of Way	-	-	(373)	-	No Budget
Village Clock	-	200	-	-	0%
Verge Grass Cutting	-	500	-	-	0%
Village & Sign Maintenance	-	1,000	-	72	7%
Noticeboards	-	100	-	-	0%
Bus Shelters	-	-	-	-	No Budget
Play Area Maintenance	-	910	-	197	22% Play Area Inspections
Asset Maintenance	-	730	-	-	0%
TOTAL VILLAGE MAINTENANCE	-	3,940	(373)	-	269
Neighbourhood Plan					
Plan Production	-	2,000	(779)	-	0%
TOTAL NEIGHBOURHOOD PLAN	-	2,000	(779)	-	
Grants & Donations					
Church Green	-	2,000	-	-	0%
LYPFT	-	350	-	-	0%
Other Community Donations	-	1,445	-	2,500	173% £2,500 for Victory Hall Door
Events	-	-	(897)	-	No Budget
TOTAL GRANTS & DONATIONS	-	3,795	(897)	-	2,500
Projects					
Youth Fitness Equipment	(8,147)	12,580	(4,433)	-	0% Assumes Section 106 - balance funded from Reserve
Other	-	-	-	-	No Budget
TOTAL PROJECTS (CAPITAL)	(8,147)	12,580	(4,433)	-	

2627-081

LAPFORD PARISH COUNCIL

2026-27 Budget Monitor Statement

	£	£	£	%
Loan Charges				
PWLB - Lower Town Place	-	4,500	-	50% Half-Yearly Payment
TOTAL LOAN CHARGES	-	4,500	-	2,250
OVERALL TOTAL	(41,147)	44,267	(21,861)	9,855

Lapford Parish Council

Net Position by Cost Centre and Code - All Cost Centres and Codes

Cost Centre Name

Administration

Code	Title	Bal. B/Fwd.	Receipts		Payments		Current Balance
			Budget	Actual	Budget	Actual	
							Budget
1	Precept						
2	Grants - General		33,000.00	16,500.00			-16,500.00
9	Interest Received		1,000.00				-1,000.00
21	Clerk's Salary						
22	National Insurance				8,800.00	2,130.65	6,669.35
23	Clerk's Expenses				600.00	131.91	468.09
24	Councillor Expenses				200.00	31.52	168.48
25	Councillor Allowances				100.00		100.00
26	Training & Development				200.00		200.00
31	External Audit				400.00	300.00	100.00
32	Internal Audit				210.00		210.00
33	Information Commissioner				200.00	178.75	21.25
34	Legal Fees				47.00	47.00	
35	Land Registry				500.00		500.00
36	Insurance Premium						
37	Elections				750.00	711.76	38.24
38	Information Technology ar						
39	Office Consumables				1,150.00	98.92	1,051.08
40	Refreshments				300.00		300.00
41	Postage				60.00		60.00
42	Venue Hire				50.00	3.05	46.95
43	Devon Association of Loca				100.00	13.60	86.40
44	Society of Local Council C				400.00	492.01	-92.01
161	PWLB Loan Repayments				90.00		90.00
201	VAT Refund				4,500.00	2,249.63	2,250.37
202	Insurance Claim						
203	IT Equipment						
206	Printing						
211	Bank Charges				60.00	12.75	47.25
215	NDLRPG				15.00		15.00
217	Rental Income						
			34,000.00	£16,500.00	18,732.00	£6,401.55	-5,169.55

Neighbourhood Plan

Code	Title	Bal. B/Fwd.	Receipts		Payments		Current Balance
			Budget	Actual	Budget	Actual	
							Budget
4	Grants - Neighbourhood P						
45	Devon Communities Toget						
207	Refreshments						
208	Venue Hire						
212	Consultations						
214	Data Collection				2,000.00		2,000.00
					2,000.00		2,000.00

Orchard Centre

Code	Title	Bal. B/Fwd.	Receipts		Payments		Current Balance
			Budget	Actual	Budget	Actual	
							Budget
60	Salary - Orchard Centre C				1,050.00	254.29	795.71
61	Cleaning Consumables				50.00		50.00
62	Electricity				550.00	127.29	422.71
63	Water & Sewage				300.00	106.00	194.00
64	Orchard Centre Maintenan				200.00		200.00
65	Orchard Centre Telephone				600.00	151.38	448.62
					2,750.00	£638.96	2,111.04

Village Maintenance

Code	Title	Bal. B/Fwd.	Receipts		Payments		Current Balance
			Budget	Actual	Budget	Actual	
							Budget
3	Grants - PROW						
5	Section 106 Income		7,147.00				-7,147.00
7	Community Infrastructure						
50	Car Park Maintenance & li				300.00		300.00
71	Telephone Kiosk Maintena						
101	Village Clock				200.00		200.00
102	Air Ambulance Lighting				130.00		130.00

Current Balance = Balance B/Fwd - (Receipt Budget - Actual Receipt) + (Payment Budget - Actual Payments)

Lapford Parish Council
Net Position by Cost Centre and Code - All Cost Centres and Codes

Cost Centre Name

103 Grass Cutting			
104 Verge Cutting	500.00		500.00
105 Landscaping			
106 Village Maintenance	100.00		100.00
107 Sign Maintenance	1,000.00	71.67	928.33
108 Noticeboards			
109 Winter Maintenance	100.00		100.00
110 Benches			
111 Footpath Lighting	500.00		500.00
121 PROW Maintenance	85.00		85.00
205 Road Warden Equipment			
209 Bus Shelter			
213 Play Area Maintenance			
	910.00	197.00	713.00
	7,147.00	3,825.00	£268.67
			-3,590.67

Village Services

Code	Title	Bal. B/Fwd.	Receipts		Payments		Current Balance
			Budget	Actual	Budget	Actual	
6	Events Income						
8	Donations						
81	Defibrillator Installation						
82	Defibrillator Maintenance						
91	Community Website				200.00		200.00
131	Emergency Planning Equi				330.00	46.10	283.90
132	Emergency Planning Main				100.00		100.00
141	Grant to Lapford Church C				100.00		100.00
142	Grant to Lapford Youth & F				2,000.00		2,000.00
143	Grant to Local Organisatio				350.00		350.00
144	Armistice Wreath				1,000.00	2,500.00	-1,500.00
145	Events Expenditure				50.00		50.00
146	Community Broadband Ac						
200	Capital Expenditure						
204	Defibrillator Grant				12,580.00		12,580.00
210	Christmas Decorations				250.00		250.00
216	Remembrance Wreath						
					16,960.00	£2,546.10	14,413.90

NET TOTAL	41,147.00	£16,500.00	44,267.00	£9,855.28	9,764.72
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