

A MEETING of the **MID DEVON DISTRICT COUNCIL** will be held in the Phoenix Chambers, Phoenix House, Tiverton on Wednesday, 23 July 2025 at 6.00 pm

ALL MEMBERS of the **COUNCIL** are summoned to attend for the purposes of transacting the business specified in the Agenda which is set out below:

[The next meeting is scheduled to be held in Tiverton on Wednesday, 24 September 2025 at 6.00 pm]

Please Note: this meeting will take place at Phoenix House and members of the Public and Press are able to attend via Teams. If you are intending to attend in person please contact the committee clerk in advance, in order that numbers of people can be appropriately managed in physical meeting rooms.

The meeting will be Hybrid and an audio recording made and published on the website after the meeting

[To Join the meeting online, Click here](#)

Meeting ID: 375 034 509 334

Passcode: ds7Ck72c

STEPHEN WALFORD

Chief Executive

15 July 2025

AGENDA

1 Apologies

To receive any apologies for absence.

2 Public Question Time

To receive any questions and or statements relating to any items of the Council powers/ duties or which otherwise affects the District and items on the agenda from members of the public.

3 Declarations of Interest under the Code of Conduct

To record any interests on agenda matters.

4 Minutes (Pages 9 - 16)

To consider whether to approve the minutes as a correct record of the meeting held on 7 May 2025.

5 Chair's Announcements

To receive any announcements which the Chair of the Council may wish to make.

6 Petitions

To receive any petitions from members of the public.

7 Notice of Motion

1. Motion 608 (Cllr G Westcott)

The Council had before it a **MOTION** submitted for the first time.

Motion: Anaerobic Digester Plants

Council is asked to note that:

- That the contribution of Anaerobic Digester Plants to reduction of greenhouse gas emissions is highly variable;
- That while digestion of on farm wastes reduces escape of greenhouse gases from stored plant wastes, slurry pits etc, industrial scale AD processing requires considerable heavy vehicle transport of feedstock to the plant and digestate away from it for spreading on land;
- That heavy vehicle traffic movements constitute a considerable problem for local residents on single carriageway roads;
- That research shows that AD plants cannot necessarily be expected to contribute to the reduction of greenhouse gas

emissions (only 1/3 of French AD plants studied did so) and so do not necessarily constitute sustainable development.

Council is asked to support:

Planning officers to prepare a Supplementary Planning document outlining the conditions under which any further applications for Anaerobic Digester plants, or the expansion of existing plants, would be acceptable and contribute to goals for climate change mitigation; and what planning conditions might be required to ensure that this contribution is realised.

[Does anaerobic digestion really help to reduce greenhouse gas emissions? A nuanced case study based on 30 cogeneration plants in France – Science Direct](#)

8 Appointment of the Chair of the Scrutiny Committee

To elect the Chair of the Scrutiny Committee for the remainder of 2025/26.

9 Cabinet- Reports of the minutes held on 17 June 2025 and 8 July 2025 (Pages 17 - 56)

17 June 2025
(Recommendations to Full Council)

1. 2024/2025 Annual Treasury Management Review.

Cabinet **RECOMMENDS** to Full Council that the actual 2024/25 Prudential and treasury indicators in this report be approved.

8 July 2025

10 Scrutiny Committee- Reports of the Minutes of the meeting held on 14 April 2025- 9 June 2025 (Pages 57 - 70)

14 April 2025

9 June 2025

11 Audit Committee- Reports of the Minutes of the meeting held on 24 June 2025 (Pages 71 - 80)

24 June 2025

12 Community, People and Equalities Policy Development Group - Reports of the Minutes of the meeting held on 17 June 2025 (Pages 81 - 86)

17 June 2025

- 13 **Economy and Assets- Policy Development Group - Reports of the Minutes of the meeting held on 19 June 2025** *(Pages 87 - 94)*
- 19 June 2025
- 14 **Homes Policy Development Group - Reports of the Minutes of the meeting held on 3 June 2025** *(Pages 95 - 104)*
- 3 June 2025
- 15 **Planning, Environment and Sustainability Policy Development Group - Reports of the Minutes of the meeting held on 10 June 2025** *(Pages 105 - 114)*
- 10 June 2025
- 16 **Service Delivery and Continuous Improvements Policy Development Group - Reports of the Minutes of the meeting held on 23 June 2025** *(Pages 115 - 124)*
- 23 June 2025
- 17 **Licensing Committee - Reports of the Minutes of the meeting held on 27 June 2025** *(Pages 125 - 128)*
- 27 June 2025
- 18 **Regulatory Committee - Reports of the Minutes of the meeting held on 27 June 2025** *(Pages 129 - 132)*
- 27 June 2025
- 19 **Planning Committee - Reports of the Minutes of the meeting held on 9 April, 11 June and 2 July 2025** *(Pages 133 - 156)*
- 9 April 2025
- 11 June 2025
- 2 July 2025
- 20 **Standards Committee - Reports of the Minutes of the meeting held on 18 June 2025** *(Pages 157 - 166)*
- 18 June 2025
(Recommendation to Full Council)
1. Advise to Elected Members who may be Victims of Crime

Standards Committee **RECOMMENDS** to Full Council that all members note the procedures and the options available to them in the event of an

incident occurring.

21 **Questions in accordance with Procedure Rule 11**

To deal with any questions raised pursuant to Procedure Rule 11 not already dealt with during the relevant Committee reports.

22 **Special Urgency Decisions**

To note any decisions taken under Rule 16 (of the Constitution) Special Urgency

23 **Questions to Cabinet Members**

To receive answers from the Cabinet Members to questions on their portfolios from other Members.

24 **Members Business**

To receive any statements made and notice of future questions by Members.

Note: the time allowed for this item is limited to 15 minutes.

Guidance notes for meetings of Mid Devon District Council

From 7 May 2021, the law requires all councils to hold formal meetings in person. The Council will enable all people to continue to participate in meetings via Teams.

If the Council experience technology difficulties at a committee meeting the Chairman may make the decision to continue the meeting 'in-person' only to conclude the business on the agenda.

1. Inspection of Papers

Any person wishing to inspect minutes, reports, or the background papers for any item on the agenda should contact Democratic Services at Committee@middevon.gov.uk

They can also be accessed via the council's website [Click Here](#)

Printed agendas can also be viewed in reception at the Council offices at Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

2. Members' Code of Conduct requirements

When considering the declaration of interests and their actions as a councillor, Members are reminded of the requirements of the Members' Code of Conduct and the underpinning Principles of Public Life: Honesty; Integrity; Selflessness; Objectivity; Accountability; Openness; Leadership.

The Code of Conduct can be [viewed here](#):

3. Minutes of the Meeting

Details of the issues discussed, and recommendations made at the meeting will be set out in the minutes, which the Committee will be asked to approve as a correct record at its next meeting. Minutes of meetings are not verbatim.

4. Public Question Time

Residents, electors or business rate payers of the District wishing to raise a question and/or statement under public question time are asked to provide their written questions to the Democratic Services team by 5pm three clear working days before the meeting to ensure that a response can be provided at the meeting. You will be invited to ask your question and or statement at the meeting and will receive the answer prior to, or as part of, the debate on that item. Alternatively, if you are content to receive an answer after the item has been debated, you can register to speak by emailing your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. You will be invited to speak at the meeting and will receive a written response within 10 clear working days following the meeting.

Notification in this way will ensure the meeting runs as smoothly as possible

5. Meeting Etiquette for participants

- Only speak when invited to do so by the Chair.
- If you're referring to a specific page, mention the page number.

For those joining the meeting virtually:

- Mute your microphone when you are not talking.

- Switch off your camera if you are not speaking.
- Speak clearly (if you are not using camera then please state your name)
- Switch off your camera and microphone after you have spoken.
- There is a facility in Microsoft Teams under the ellipsis button called “turn on live captions” which provides subtitles on the screen.

6. Exclusion of Press & Public

When considering an item on the agenda, the Committee may consider it appropriate to pass a resolution under Section 100A (4) Schedule 12A of the Local Government Act 1972 that the press and public be excluded from the meeting on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, as defined under the terms of the Act. If there are members of the public and press listening to the open part of the meeting, then the Democratic Services Officer will, at the appropriate time, ask participants to leave the meeting when any exempt or confidential information is about to be discussed. They will be invited to return as soon as the meeting returns to open session.

7. Recording of meetings

All media, including radio and TV journalists, and members of the public may attend Council, Cabinet, PDG and Committee meetings (apart from items Media and Social Media Policy - 2023 page 22 where the public is excluded) you can view our Media and Social Media Policy [here](#). They may record, film or use social media before, during or after the meeting, so long as this does not distract from or interfere unduly with the smooth running of the meeting. Anyone proposing to film during the meeting is requested to make this known to the Chairman in advance. The Council also makes audio recordings of meetings which are published on our website [Browse Meetings, 2024 - MIDDEVON.GOV.UK](#).

8. Fire Drill Procedure

If you hear the fire alarm you should leave the building by the marked fire exits, follow the direction signs and assemble at the master point outside the entrance. Do not use the lifts or the main staircase. You must wait there until directed otherwise by a senior officer. If anybody present is likely to need assistance in exiting the building in the event of an emergency, please ensure you have let a member of Democratic Services know before the meeting begins and arrangements will be made should an emergency occur.

9. WIFI

An open, publicly available Wi-Fi network is normally available for meetings held in the Phoenix Chambers at Phoenix House.