



BRADNINCH TOWN COUNCIL
AGENDA

The Guildhall
Bradninch
Exeter, Devon

Extraordinary Meeting of Bradninch Town Council
Monday 17th August 2026, 7pm, The Guildhall, Bradninch

All members of Bradninch Town Council are summoned to attend an extraordinary Town Council meeting on Monday 17th August 2026, 7pm, at the Guildhall, Bradninch, to consider the business recorded below. Members of the public and the press are welcome to attend. Cllr Steve Birley, Chairman, Bradninch Town Council. 10th August 2026 clerk@bradninch-tc.gov.uk www.bradninch-tc.gov.uk

AGENDA

1. **Public Open Session:** Up to 15 minutes set aside for this item.
2. **Apologies for absence:** To consider any apologies received.
3. **Declarations of Interest relating to items on this agenda:** To receive any declarations.
4. **Duchy of Cornwall withdrawing from Bradninch and Bradninch Town Council's purchase of community asset sites:**
 - a) To receive and consider feedback from the latest meeting with Duchy representatives regarding the valuation of community sites.
 - b) To receive and consider any updates regarding legal fees and the VAT position regarding the purchase of the community sites.
 - c) To confirm the way forward for fundraising and a 'live' date for the donation process.
 - d) To consider applying for a Public Works Loan Board loan.
 - e) To finalise the flyer including content, printing, costs and distribution.
 - f) To finalise the website page content.
 - g) To consider the ongoing requirements and timescales relating to the purchase of the community sites.
 - h) To agree a 'live' date for the funds donation process.
 - i) To consider any other relating matters.
5. **Finance for August 2026:** To agree the following payments for August and to note the receipts for July (as listed below) -
6. **Planning: To note the following updates –**
 - a) **26/00956/MFUL** variation of condition 20/00876/MFUL construction of Town Centre Relief Road comprising new 1350 metre road and connecting Station Road to Duke Street and associated works at Cullompton. No comment.
 - b) **26/00872/HOUSE** retention of 2 storey extension at Kensham Mill, Bradninch. No comment.
 - c) **26/00950/FULL** erection of agricultural livestock building with associated access at Wheatcroft Farm, Cullompton. No comment.
 - d) **26/00421/LBC GRANTED** listed building consent for repair, restoration, internal reconfiguration etc. The Manor House, Parsonage Street, Bradninch.
 - e) **26/00698/PNCOU APPROVED** prior approval for change of use of agricultural building to 2 dwellings under Class Q at Pipers Farm, Bradninch.
7. **Events, comments, updates (no decision making during this item):** To receive any notifications.
8. **Next meeting of the Town Council:** Monday September 14th 2026, 7pm, at the Guildhall. Members of the public are welcome to attend. Agendas and minutes can be found on the website at www.bradninch-tc.gov.uk or can be requested from the Clerk at Clerk@bradninch-tc.gov.uk

PAYMENTS AUGUST 2026	£	VAT	RECEIPTS JULY 2026	£
Staff salaries (gross)	3420.56	n/a	Burial income	113.39
Employee pension (employer/employee cont.)	941.71	n/a	Allotment rents/deposits	60.00
HMRC/NI	777.62	n/a	Bank interest	7.43
Vodafone monthly direct debit	37.65	Inc VAT	Town Trust Vodafone	15.69
Clerk expenses	96.48	Inc VAT	Annual Tennis Club rent	203.96
Assistant Clerk expenses	76.68	Inc VAT		
Town Warden expenses	pending	Inc VAT		
Bank charges	4.25	Inc VAT	DCC bus shelter grant funding	2640.00
EDF recreation ground electricity	172.00	Inc VAT	SWW Wetlands grant funding	7212.00
LK Rural Services (grounds maintenance)	pending	n/a		
Summers – allotment deposit/rent refund	60.00	n/a		
DALC training (Asst.Clerk)	36.00	Inc VAT		
Mayors Fund – Bradninch Rocks, Bradninch Youth Club	100.00	n/a		
	100.00	n/a		