

# MDDC Report for June 25 – July 25

For regular updated news please follow <https://www.middevon.gov.uk/news-items/>  
Could local council please email or call with any work they would like us to uptake.

## Tidcombe Hall Development Appeal Ref: APP/Y1138/W/24/335800

Update from Cllr Gwen DuChesne

On 24 June 2025 we received the Planning Inspectorates decision in relation to the Tidcombe Hall appeal and that the Inspector has found in favour of the appellant (and against Mid Devon), granting outline permission for the development of the site (for up to 100 dwellings). The whole appeal is available to read on line. One of the grounds for allowing the appeal is that we could not demonstrate sufficient land housing supply for 5 years. This will become increasingly difficult now that the government has increased housebuilding targets. Personally I find it frustrating when permission is given and the homes still aren't built. For MDDC there is a further blow as the costs of the appeal proceedings - limited to those costs incurred in contesting the second reason for refusal - will have to be paid by MDDC.

Looking for the positives, expectation is that 30% of the residential units will be affordable as a mix of shared ownership and social rented. And, in addition, there is a Statement of Intent outlining how the hall and its gardens and outbuildings could be restored and converted into residential use. This includes the removal of modern alterations, the reinstatement of lost features such as the loggia, and the retention and addition of planting. While the principles are high-level, it would be possible to secure sympathetic works via suitably worded conditions tied to the overall proposal.

### Other news:

The Council Cabinet Meeting in Cullompton Tuesday 17 June – we move around in order to give local residents in the area an opportunity to attend in person. Residents are always welcome.

**MDDC Tenant Satisfaction Survey** went live you can find it on [Let's Talk Mid Devon](#)

**Local Government Reorganisation** there is a survey on [Let's Talk Mid Devon](#) to help shape the future of local government in Devon. I'd be interested in others views on the survey.

### Consultation - Mid Devon District Council Local Validation Checklist.

Since 2008 local planning authorities have been required to publish a list of information they require to "validate" the planning applications they receive. This validation list forms two components, the national requirements, including the application form, the fee, certificates etc and secondly, specific local validation requirements known as the "Local List". The Government requires local planning authorities to review the "local list" every two years.

**The proposed Local List is open to public consultation from 30 June 2025 until 5pm on 8 August 2025**

- [Mid Devon District Council Local Validation Checklist](#)

You may comment upon the draft list by email to [DMConsultations@middevon.gov.uk](mailto:DMConsultations@middevon.gov.uk). After the consultation period, the Local Planning Authority will consider all the comments received and amend the Local List as appropriate. Once approved this will form the basis on which

planning applications are deemed valid by Mid Devon District Council. Please note, although it will not be possible to respond to specific comments all comments will be recorded and fed into the consultation process.

You will receive an acknowledgement of your correspondence by email and your response will be held on our database for audit purposes.

**Training/updates available to all Town and Parish Council's in the District 28 July from 5:30pm.**

MDDC has offered the above to include information on the New Housing Targets for Planning Authorities, Planning and Infrastructure Bill and the New Plan for Mid Devon. There has been good take up on this but some spaces are still available. The training can be in person, via teams or by briefing note. If you are interested please contact **Angie Howell** at [ahowell@middevon.gov](mailto:ahowell@middevon.gov)

**Let's Talk Mid Devon**

I keep putting in the links for Let's talk Mid Devon, and would encourage everyone to have a look on this site it – it's really easy to navigate around. For those who have not already registered for the site please consider doing so. I had a look before writing this and there were links to:

Information about **Mid Devon Green Enterprise Grant 2025 – offering businesses grants up to £5k towards investments to shrink their carbon footprint.** This scheme offers capital grants of up to 50% of the cost of investments. The scheme is to help deliver savings in greenhouse gas emissions by investing in energy efficiency or renewable energy or by saving water and other resources or material Grants can be from £500 to £5000! Have a look at the full information to find out if the scheme suits you.

**Residents Financial Support – resources to support residents financially.** From aid with food and energy expenses to navigating the cost of living, our resources offer a lifeline for those seeking assistance within their community. Learn about childcare provisions, expert budgeting advice, and aid with rent and council tax payment

**Climate and Sustainability – a project showing the work we are doing to reach our carbon neutral ambitions.** This page talks about what Mid Devon is doing – and there is a lot going on from Transport and waste to homes and insulation.

**Plan Mid Devon 2023 – 2042 this will guide development in the district over a 20 year period.**

**My Mid Devon – this is the destination for personalised online services and information** You can even get a weekly reminder for which bins are being collected.

[Let's Talk Mid Devon](#)

**Grants**

We would like to highlight that we have a few live grant schemes open for application or expression of interest at the moment. Town and Parish Council's might be interested to apply (if eligible) and / or pass the information onto the relevant organisations / businesses in their area:

[Business Grants and Financial Support - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/business-grants-and-financial-support)

**[Love your Town Centre funding](#)** – (Shopfront Enhancement Scheme (town centres only) and Creative Communities)

'Love Your Town Centre' is a flexible funding mechanism offering small grants through a competitive bidding process with four strands aimed at improving the town centre

**[New Grant Scheme NOW OPEN - Community Commercial Hubs - CALL FOR EXPRESSIONS OF INTEREST](#)**

A Capital grant scheme to support the creation of or improvements to community delivered commercial space\* located in Mid Devon's towns and villages. This could include but are not limited to – the creation or improvement of community retail spaces, pubs, cafes and workspace i.e. hot desk facilities, work hubs and industrial space. These can be 'standalone' spaces or incorporated into multi use centres such as town, village and community halls.

**[New Grant Scheme NOW OPEN - Improving our Visitor Economy Assets - CALL FOR EXPRESSIONS OF INTEREST](#)**

A **capital** grant scheme to improve Mid Devon's Visitor Economy assets (tourism, cultural or heritage assets).

**[Green Enterprise Grants \(2025\) - NOW OPEN](#)**

This scheme offers capital grants of up to 50% of the cost of investments that shrink the annual carbon of your enterprise. Projects that deliver savings on carbon / greenhouse gas emissions either directly or from e.g. saving energy, water or other resources / materials

Kind Regards  
Cathy Connor  
Andrea Glover  
Lower Culm Councillors  
06/07/25