

APPROVED AND SIGNED 20 March 2023

Summonses to the meeting of Sampford Peverell Parish Council to be held in the committee room at the Memorial Hall, Lower Town on 16 February 2023, starting at 7.00 pm, were distributed with the agenda and posted on the website on 10 February 2023.

Minutes of the Meeting of Sampford Peverell Parish Council held on 16 February 2023

Present:

Councillors Culpin (Vice-Chairman), Burt, Castle, O'Connell and Taylor and S McGeever (Clerk).

In the absence of Councillor Cutts (Chairman), Councillor Culpin opened the meeting and welcomed those present.

2022/23/009/1 - Public Open Forum

Members of the public were present and raised the following matters:

Comment 1:

Planning application 22/01209/FULL

The Parish Council was asked to make their decision on this application based on the relevant material planning considerations and, in particular, their previous objection and the report from the Conservation Officer.

The objections from parishioners centred around the placing of a new building in a rural location and within view of the Grand Western Canal. It was felt the application went against a number of MDDC planning policies including DM1A, DM1C S14, DM1C and DM25a.

Objectors noted that the application as submitted makes no reference to the building being a farmhouse, offers no justification of need and nowhere requests an agricultural tie. It was, therefore, a residential build outside the curtilage of the village.

Objectors felt that the application should be withdrawn.

The separate application for moving a barn at the same location was considered to be an improvement.

Comment 2:

Planning application 22/01209/FULL

It was felt that the use of Class Q would not provide the residence required by the applicants and the proposed home would provide a better standard of living.

The applicant assured parish councillors that he intended the new dwelling to serve as a farmhouse for himself and that it would, in time, be passed on to his family and be the future base for all his farming activities.

The moving of the barn was required to assist with farming the land.

The applicant informed parish councillors that it is not his intention to develop the barns at Higher Town at any point in the future as these were integral to his farming business.

Apologies had been received from Councillor Cutts and Williams. Councillor Perks was not present. Given this was an additional meeting, Councillor Radford (DCC) and Councillors Collis and Norton (MDDC) were not present.

2022/23/009/3 – Declarations of Interest

There were no declarations of interest.

2022/23/009/4 – Approval of the Minutes of the Parish Council Meeting held on 16 January 2023

It was RESOLVED that the minutes of the meeting held on 16 January 2023 were a true record of proceedings and they were duly signed by the Vice-Chairman in the absence of the Chairman. There were no matters arising from those minutes.

2022/23/009/5 - Planning matters

a) Consultation requests received:

23/00055/CAT – 11 January 2023

Proposal: Notification of intention to pollard 4 Willow trees and reduce the height and sides of 2 Alder trees by 2m within the Conservation Area

Location: Land between Recreation Ground & Tennis Courts Lower Town Sampford Peverell

Given this was the Parish Council's own application, no comment had been made on MDDC's planning portal.

23/00076/CAT – 13 January 2023

Proposal: Notification of intention to fell 1 Ash tree within the Conservation Area

Location: Hillview 38 Higher Town Sampford Peverell

Given this was an Ash tree and the prevalence of Ash dieback, no comment had been made on MDDC's planning portal

23/00116/HOUSE – 20 January 2023

Proposal: Erection of replacement porch, reinstatement of chimney, installation of flue and solar PV panels to rear valley roof slope

Location: 21-23 Lower Town Sampford Peverell Tiverton

This application was linked to 23/00117/LBC and the Parish Council are shown underneath that application.

23/00117/LBC – 20 January 2023

Proposal: Listed Building Consent for insertion of fire and sound resistant party wall; removal of staircase and reinstatement of first floor structure; erection of replacement porch; replacement of 2 doors with windows on front elevation, windows and doors to front, rear and side elevations, rear stairs and landing; living room floor with new insulated structure; alterations to bedroom and bathroom partitions; reinstatement of dining room chimney; insertion of wood burners and flue liners to three fireplaces; replacement of front and rear elevation cement render with lime render and installation of solar PV panels to rear valley roof slope

Location: 21-23 Lower Town Sampford Peverell Tiverton

The Parish Council had received an extension to be able to comment on the two linked applications.

Given that the LBC application would ensure that any works undertaken would be in line with Listed Building considerations, the Parish Council RESOLVED not to object to the proposed works which would maintain the fabric of the building.

22/01209/FULL – 25 January 2023

Proposal: Erection of dwelling following demolition of an agricultural building utilising the Class Q fallback position

Location: Land and Buildings at NGR 302779 113776 (Morrells Farm, South West of Chains Road) Sampford Peverell Devon

The Parish Council had requested and received an extension to allow this application to be discussed at a public meeting.

Councillor Culpin noted this application was for a new build as opposed to using the Class Q fallback position and that there had been objections from several residents.

As recorded in the Conservation Officer's report, a small proportion of the site fell within the conservation area and would impact the Grand Wester Canal which reflected the Parish Council's concerns prior to the revised plans being submitted.

The following comments were recorded:

The detailed reports submitted by the applicants' advisors supported the application and the Heritage statement was particularly strong, and the canal was built through existing farmland.

As only a small proportion was within conservation area and the lane was diverted by the canal build. Then was this really relevant.

Farmers had to manage their land to provide for the ongoing viability of farms and agricultural was a key part of the village infrastructure and livelihood of the village.

Highways had no objections to the applicant.

The proposed new build would result in a better-looking building than conversion of the existing barn under Class Q which was referred to as an eyesore.

The Class Q design looked better than the new build design.

Two new homes had been allowed to be built at Shutehanger and whilst further away, they were still prominent on the landscape.

There was no justification of need, no reference to a farmhouse and no request for an agricultural tie in the application to support a new build over the Class Q fallback.

The applicant had made the undertaking to not develop the barn at Higher Town that was integral to the farming of the land.

The Chairman suspended standing orders during the discussion to allow members of the public to make their views known and answer questions from Councillors.

Following discussion, the Chairman reminded the Councillors that they had to make their decision based on material planning considerations and asked for a vote.

It was RESOLVED by a majority decision (3/2), that the Parish Council had no objection to this application.

23/00145/FULL – 25 January 2023

Proposal: Erection of an agricultural building (revised siting of Barn 2 previously approved under 21/01685/FULL

Location: Land at NGR 302812 113818 (Morrells Farm, South West of Chains Road) Sampford Peverell

The Parish Council had requested and received an extension to allow this application to be discussed at a public meeting.

It was RESOLVED that the Parish Council had no objection to the revised siting of the barn.

23/00147/CAT – 25 January 2023

Proposal: Notification of intention to remove 1 Alder tree and coppice 3 Hazel within a Conservation Area

Location: Land at NGR 302905 114352 Boobery Sampford Peverell

It was RESOLVED that the Parish Council had no objection to this application.

23/00138/HOUSE – 27 January 2023

Proposal: Erection of building for storage of energy/water/heating plant, firewood and recycling following removal of existing mobile home and shipping containers

Location: Pitt Cross Barn Sampford Peverell Tiverton

It was RESOLVED that the Parish Council had no objection to this application.

b) Decision notices received:

23/00055/CAT – 11 January 2023 – APPROVED 10 February 2023

Proposal: Notification of intention to pollard 4 Willow trees and reduce the height and sides of 2 Alder trees by 2m within the Conservation Area

Location: Land between Recreation Ground & Tennis Courts Lower Town Sampford Peverell

c) enforcement matters

No further updated have been received on Enforcement matters.

d) any other planning matters and planning correspondence

Correspondence from members of the public have been circulated to the Parish Council.

Higher Town

The development of the site has started. Matters raised by local residents and the Parish Council had been followed up with MDDC planning and responses circulated.

2022/23/009/6 - Finance

a) Current Financial position

The financial report will be provided for the meeting on 20 March 2023.

b) Payments made since the last meeting

The following financial expenditure had been agreed and the cheques written:

Purchase of defibrillator pads	£348.00
Purchase of grit bins	£603.00

c) Authority to pay accounts rendered

The following invoices have been received for payment:

Npower (public convenience – electricity)	£ 35.30
Source for business (public convenience – water)	£ 31.51
Sampford Peverell Village Hall (meeting room)	£ 15.00
S McGeever (January wages, December shortfall and expenses)	£476.21
HMRC (January PAYE)	£ 30.40

d) Precept

The application for the 2023/24 Precept in accordance with the budget agreed on 5/12/22 has been submitted and received.

e) S106

A request to support an S106 funding for the installation of an electronic scoreboard and new sight screens at Whitnage Road had been received.

It was noted that an S106 application was being submitted to improve accessibility at the site and thus general funds would need to be utilised.

It was not felt that sufficient information had been provided to be able to make a decision and the individual concerned would be invited to make a presentation to the Parish Council at its next meeting.

2022/23/009/7 - Next meeting of the Parish Council

The date of the next meetings of the Parish Council was:

20 March 2023 at 7pm in the Committee Room of the Memorial Hall

Signed _____ Date _____