

APPROVED 15/5/23

17/04/23

Summonses to the meeting of Sampford Peverell Parish Council to be held in the committee room at the Memorial Hall, Lower Town on 17 April 2023, starting at 7.00 pm, were distributed with the agenda and posted on the website on 11 April 2023.

Minutes of the Meeting of Sampford Peverell Parish Council held on 17 April 2023

Present:

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

Cllr Cutts opened the meeting and welcomed those present. The meeting was an extra meeting to predominantly discuss planning applications received.

2022/23/011/1 - Public Open Forum

Public representation was made relating to application number 22/01209/FULL:

- the application was outside the settlement area of Sampford Peverell
- Q class could be used to provide a residence for those undertaking farming activities
- there was no request for an agricultural tie and the design was essentially for a residential home
- using Q class and an agricultural tie would mean that there would be no need for a planning application
- the new drawings showed that the residence and the associated buildings (garage etc) were outside the original site plan submitted by the applicant's agent and thus this did not meet legal requirements
- should not be viewed in isolation, there was also an application to move one barn and approval for a second barn
- part of the site was within a conservation area

If a planning application was made subject to an agricultural tie that would remove objections but the route being taken could lead to further development of dwellings outside the settlement area. It was hoped assurances would be given that the dwelling would be used in accordance with an occupancy condition.

The applicant believed the design would have less impact on the surrounding area than a conversion of the existing barn and was essential to the continued farming of the area and it was not felt an agricultural tie was necessary. Assurances were given that no further development would take place at the site or that at Higher Town.

2022/23/011/2 - Apologies

Apologies had been received from Councillor Castle and Councillor Williams was not seeking re-election.

2022/23/011/3 – Declarations of Interest

There were no declarations of interest.

2022/23/011/4 – Approval of the Minutes of the Parish Council Meeting held on 20 March 2023

It was RESOLVED that the minutes of the meeting held on 20 March 2023 were a true record of proceedings and they were duly signed by the Chairman.

Councillor Burt advised that he had not contacted Connecting the Culm regarding sewage overflow.

Further discussion on affordable housing would take place at the next Parish Council meeting.

2022/23/011/5 - Planning matters

a) Consultation requests received:

23/00464/FULL

Proposal: Erection of replacement dwelling to include conversion of outbuilding (Revised Scheme)

Location: 9 Lower Town Sampford Peverell Tiverton

Following a site visit from Councillor Taylor, it was RESOLVED that the Parish Council had no objection to this application.

23/00462/CAT

Proposal: Notification of intention to pollard 1 Willow tree within the Conservation Area

Location: 3 Boobery Sampford Peverell Tiverton

Following a site visit from Councillor Taylor, it was RESOLVED that the Parish Council had no objection to this application. The tree was overly tall and required pollarding.

22/01209/FULL

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

Councillors Burt and Taylor had conducted a site visit. The revised drawings assumed that the moving of the second barn would be approved by MDDC to its new location (approval for the barn had been granted but not in its new siting) given that part of revised drawings covered the barn's approved site.

The Parish Council noted the objections raised and one councillor believed an agricultural tie was appropriate. However, following discussion and by a majority vote in favour, it was RESOLVED that the Parish Council had no objection in principle to the application in front of them. However, given the concerns of members of the public present at the meeting, the Parish Council would ask for confirmation that all the paperwork provided to MDDC's planning department met the designated legal requirements and that the proposed build falls within the site plan contained therein.

23/00472/FULL

Proposal: Erection of an agricultural building to house cattle (606 sq. m)

Location: Land and Buildings at NGR 300310 114566 (Widhayes Farm) Uplowman

It was RESOLVED that the Parish Council had no comment to make on this application.

23/00521/HOUSE

Proposal: Erection of extension to porch

Location: 46 The Brendons Sampford Peverell Tiverton

Following a site visit from Councillor Taylor, it was RESOLVED that the Parish Council had no objection to this application.

22/02102/MFUL

Proposal: Construction of on-farm anaerobic digestion plant with associated equipment and works

Location: Land at NGR 300535 112291 (Bycott Farm) Lower Town Halberton

The revised information on MDDC's planning portal provided further concern as to the amount of HGV and agricultural vehicle movements the proposed plant would generate through the village together with the associated increased pollution and road safety issues.

The Parish Council RESOLVED to re-confirm its objection to the application.

23/00485/LBC

Proposal: Listed Building Consent for installation of 16 photovoltaic panels on South facing roof

Location: High Cross House 3 Higher Town Sampford Peverell

Following a site visit from Councillor Taylor, it was RESOLVED that the Parish Council had no objection to this application.

23/00563/HOUSE

Proposal: Erection of single storey rear extension and infill existing porch

Location: 3 Blackdown View Sampford Peverell Tiverton

Following a site visit from Councillor Taylor, it was RESOLVED that the Parish Council had no objection to this application.

Consultation letter from Decharge Ltd

Land at Greenway, Tiverton, Devon Temporary Inert Landfill and Construction Waste Recycling Facility

The Parish Council considered that this proposal would only add to its concerns regarding the amount of HGV vehicle movements through the village together with the associated increased pollution and road safety issues.

The Parish Council RESOLVED to a letter expressing its concerns and its probable objection to any application. (**Action:** Clerk)

b) Decision notices received:

The Parish Council noted the following planning decisions:

23/00140/CLP - SPLIT DECISION

46 The Brendons, Sampford Peverell, Tiverton

Plans would need to be submitted for the extension and porch as they did not fall under permitted development.

23/00138/HOUSE - APPROVED

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 Devon Site Vicinity Grid Ref: 303440/11612

22/01688/MOUT – APPROVED

Proposal: Variation of conditions 7, 9, 10 and 11 of planning permission 17/01359/MOUT to amend the requirement for access and highway works from pre-commencement of development to occupation of development (Outline for the erection of 60 dwellings and construction of new vehicular access onto highway to the West of the site)

Location: Land and Buildings at NGR 302469 114078 Higher Town Sampford Peverell Devon

c) Enforcement matters

ENF/22/00302/RURAL - 31/10/22

Construction of pond

Land off Station Road, Sampford Peverell

The new access raised by Parish Councillors has been notified to Enforcement.

d) any other planning matters and planning correspondence

Nothing to report.

2022/23/011/6 - Finance

a) Current Financial position

Business Reserve Account

Balance 31/03/23 £ 3985.36

Receipts

March £ 3.38

Bank reconciliation

Balance at 28 February 2023 £3981.98

Receipts £ 3.38

Balance at 31 March 2023 £3985.36

Reconciled to bank statement and Chairman checked against the statements

Current Account

Balance at 31/03/23 £24076.00

Receipts

Statement to 31 March 23

FOTP £ 8.00 Reconciles to statement

Payments

Statement to 31 March 2023

Cheque 1642 (Kingfisher – salt grit bins) £ 603.00

Cheque 1650 S McGeever (wages) £ 492.97

Cheque 1652 S McGeever (re-imburement for defibrillator) £ 348.00

Cheque 1648 Four Seasons Tree Services (pollarding) £ 828.00

Cheque 1653 B O'Connell (toilet maintenance) £1120.00

Cheque 1645 Village Hall (meeting room) £ 15.00

Cheque 1649 Npower (electricity for public conveniences) £ 31.72

Cheque 1651 HMRC (tax payable) £ 24.00

Total £3462.69 Reconciles to bank

Bank reconciliation	
Balance at 28 February 23	£27530.69
Receipts	£ 8.00
Payments	£ 3462.69
Balance at 31 March 23	£24076.00
Reconciled to bank statement and Chairman checked against the statements	

Outstanding cheques	
Cheque 1644 (Source for Business – toilets)	£ 31.51

b) Payments made since the last meeting
None

c) Authority to pay accounts rendered
The following invoices have been received for payment:

S McGeever (wages after tax)	£430.16
HMRC (tax payable)	£ 24.00

It was RESOLVED that the bank signatories would need to be amended following the election and that Councillor Taylor would become a signatory and that the online banking would be adopted.

d) S106

i) Councillor Cutts advised that a revised application had been received from the cricket club and submitted to MDDC to see if it now met their criteria. The application had been broken down into sections which would provide for a tarmac drive, a wider gate, improved pedestrian path and easier access for wheelchair users.

ii) With regard to the Heathcoat's request in relation to S106 funds, the following link regarding S106 monies has been received from MDDC.

[17 01359 MOUT-Section 106-1754045.pdf \(middevon.gov.uk\)](https://www.middevon.gov.uk/17_01359_MOUT-Section_106-1754045.pdf)

No official request had been submitted.

e) Membership of DALC

It was RESOLVED that the Parish Council would continue its membership of DALC and a cheque was written and signed to cover the annual cost of £356.03.

The Chairman requested the Clerk comment to DALC on the percentage increase.

f) Precept

The first precept payment of £8725.50 has been received.

g) Budget for the King's Coronation

The events taking place were:

Big screen showing of the coronation.

An event in the play park. (Band present)

Vintage tractor parade.

An evening event in the Village Hall. (Band present)

Work was ongoing to finish the serving area attached to the Public Convenience and, in the meantime, it was RESOLVED that Rowenna's ice creams would be present and it was hoped they would donate to the Village Hall.

It had been arranged for the car park to be closed and notices would be put up in advance.

It was RESOLVED that a budget of £500 would be set to cover the associated costs.

h) Use of Parish Magazine funds

It was RESOLVED that the Parish Magazine fund for 22/23 would be allocated towards the refurbishment of the public convenience and servery. The facility would be a benefit to all residents.

The Parish Council would consider projects for the 223/24 funding of £1100 which had been gratefully acknowledged.

Councillor Taylor suggested the possibility of a new bench at Battons Cross.

Action: Clerk to ascertain if located in Sampford Peverell or Halberton.

2022/23/011/7 - Any business items for the next meeting

There were no items of business for the next meeting.

2022/23/011/8 - Next meeting of the Parish Council

The dates of the next meetings of the Parish Council were:

- Annual Parish Meeting – 15 May 2023 at 7pm
- Annual Meeting of the Parish Council – 15 May 2023 at 7.30pm

Signed _____ Date _____