

APPROVED AND SIGNED 21 November 2022

26/09/22

Summonses to the meeting of Sampford Peverell Parish Council to be held in the committee room at the Memorial Hall, Lower Town on 26 September 2022, starting at 7.00 pm, were distributed with the agenda and posted on the website on 20 September 2022.

This meeting replaced the meeting scheduled for 19 September 2022 which had been cancelled due to the mourning period for Her Majesty Queen Elizabeth II who had sadly passed away on 8 September 2022. Councillor Cutts, Chairman, had attended the proclamation for King Charles III at Mid Devon District Council's offices on 11 September 2022.

Minutes of the Meeting of Sampford Peverell Parish Council held on 26 September 2022

Present:

Councillors Cutts (Chairman), Burt, Castle, O'Connell, Perks, Taylor and Williams together with Councillor J Norton (MDDC) and S McGeever (Clerk).

Cllr Cutts opened the meeting and welcomed those present.

2022/23/005/1 - Public Open Forum

Members of the public were present and made representations in respect of planning applications 22/01209/FULL and 22/01688/MOUT.

In addition, the legality of the '20 is plenty' signs in the village were raised although the call for a 20mph zones in the village (Lower Town and Higher Town) was supported.

Concerns were also expressed over DCC's decision to maintain a speed limit of 40mph along Turnpike despite the approval for the development of 60 houses which would have an entrance onto the road.

2022/23/005/2 - Apologies

Apologies had been received from Councillor Culpin (Vice-Chairman) and Councillor Radford (DCC). Cllr C Collis (MDDC) was not present.

2022/23/005/3 – Declarations of Interest

There were no declarations of interest.

2022/23/005/4 – Approval of the Minutes of the Annual Parish Council Meeting held on 4 August 2022

It was RESOLVED that the minutes of the meeting held on 4 August 2022 were a true record of proceedings and they were duly signed by the Chairman. There were no matters arising from those minutes.

2022/23/005/5 - Planning matters

Consultation requests received:

22/01209/FULL (29 July 22)

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

Site Vicinity Grid Ref: 302782 / 113779

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

It was RESOLVED that the Parish Council objected to this application for the following material planning considerations:

Effect on a conservation area (part of site falls within a designated conservation area and is also in view of the Great Western Canal and will adversely affect the landscape)

Site is outside the settlement area

Scale and dominance

22/01403/HOUSE (2 August 2022)

Proposal: Erection of single storey extension and porch following removal of conservatory

Location: 36 Higher Town Sampford Peverell Tiverton

Site Vicinity Grid Ref: 302652 / 114242

Parish: Sampford Peverell 42

Given that the determination date was 21 September 2022 this application was not discussed at the meeting. It had been felt that there were no material planning considerations to raise, and no comment had been made.

21/02095/FULL (15 August 2022 – checked if should be 22)

Proposal: Conversion of existing barns to ancillary accommodation to main dwelling and a holiday let

Location: East Pitt Farm Whitnage Tiverton

Site Vicinity Grid Ref: 303531 / 116198

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

It was RESOLVED that the Parish Council objected to this application for the following material planning considerations:

Effect on listed buildings and conservation area

Scale and dominance

21/02096/LBC (15 August 2022 – checked if should be 22)

Proposal: Listed Building Consent for the conversion of existing barns to ancillary accommodation to main dwelling and a holiday let, installation of a canopy to the front door of main dwelling

Location: East Pitt Farm Whitnage Tiverton

Site Vicinity Grid Ref: 303531 / 116198

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

It was RESOLVED that the Parish Council objected to this application for the following material planning considerations:

Effect on listed buildings and conservation area

Scale and dominance

22/01649/CAT (26 August 2022)

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

Location: 1 Boobery Sampford Peverell Tiverton

Site Vicinity Grid Ref: 302935 / 114418

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

It was RESOLVED that the Parish Council objected to this application for the following material planning considerations:

Effect on a conservation area

22/01667/FULL (31 August 2022)

Proposal: Erection of replacement dwelling to include conversion of outbuilding

Location: 9 Lower Town Sampford Peverell Tiverton

Site Vicinity Grid Ref: 303199 / 114236

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

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

22/01688/MOUT (1 September 2022)

Proposal: Variation of conditions 7, 8, 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

Site Vicinity Grid Ref: 302469 / 114078

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

It was RESOLVED that the Parish Council objected to this application for the following material planning consideration:

Previous planning decisions (including appeal decisions)

These conditions were set by the Appeal Inspector for good reason and have significant effect on the following material planning considerations which formed part of the original objection to the development:

Highway safety

Traffic

Impact on the community

There have been no changes to the relevant aspects of policy, guidance and legislation to justify any changes to the conditions set by the Appeal Inspector.

Given the amount of works traffic going through the village along Lower Town and Turnpike, it is essential that road safety is improved and, therefore, the requirement for access and highway works to be carried out before the commencement of the development is deemed essential.

22/01634/HOUSE (6 September 2022)

Proposal: Installation of 14 ground mounted solar pv panels

Location: East Pitt Farm Whitnage Tiverton

Site Vicinity Grid Ref: 303531 / 116198

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

It was RESOLVED that the Parish Council objected to this application for the following material planning consideration:

Effect on listed buildings and conservation area

22/01637/LBC (6 September 2022)

Proposal: Listed Building Consent for the installation of 14 ground mounted solar pv panels

Location: East Pitt Farm Whitnage Tiverton

Site Vicinity Grid Ref: 303531 / 116198

Parish: Sampford Peverell 42

Following the extension given by MDDC planning to 27 September 2022, the Parish Council discussed this application at its meeting on 26 September 2022.

It was RESOLVED that the Parish Council objected to this application for the following material planning consideration:

Effect on listed buildings and conservation area

Decision notices received:

22/01037/HOUSE - APPROVED

Proposal: Erection of garden room

Location: 57 Boobery Sampford Peverell Tiverton Devon

22/01276/TPO – APPROVED

Proposal: Application to remove one Ash tree protected by Tree Preservation Order 07/00002/TPO

Location: Elderlea 25 Higher Town Sampford Peverell Tiverton

22/00040/MARM – APPROVED

Proposal: Reserved Matters for the erection of 60 dwellings and construction of new vehicular access onto highway to the west of the site (with the access having already been approved) following outline approval 17/01359/MOUT

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

22/01423/CAT – APPROVED

Proposal: Notification of intention to prune lower branches of 1 Copper Beach tree by up to 5m within the Conservation Area

Location: The Coach House 1 Boobery Sampford Peverell Tiverton

22/01466/PNHH – REFUSED

Proposal: Prior Notification for the erection of an extension, extending 3.85m to the rear, maximum height of 3.37m and eaves height of 2.10m

Location: 28 Higher Town Sampford Peverell Tiverton Devon

c) enforcement matters

Following email exchanges between the Clerk and MDDC Planning and given the advice received, it was RESOLVED at the meeting to submit a 'potential breach of planning' regarding the extensive excavation works taking place on land adjacent to Station Road.

d) any other planning matters and planning correspondence

It was noted that there were no restrictions to the amount of power that could be taken out on the National Grid at any location with the parish of Sampford Peverell.

It was felt that the Edonstone Homes development could put EV charging in place and as given in the Parish Council's response to the planning application, the buildings would benefit from solar panels.

2022/23/005/6 - Finance

a) Financial position

The financial position was as follows:

Business Reserve Account

Balance 16/9/22 £ 3,969.54

Current Account

Balance 1/9/22 £34,917.38

It was noted that a VAT repayment of £9,882.05 submitted by the Previous Clerk and covering 2020/21 and 2021/22 using Form 126 - Claim a VAT refund as an organisation (local authority) not registered for VAT – had been received.

The current clerk was concerned that this amount was significantly more than shown in the Parish Council’s accounts and was looking into the legality of re-claiming VAT payments made by the Village Hall and Cricket Club.

The following cheque had not be presented:

001606 – Sampford Peverell VH (Room hire) 36.00

b) Payments made since the last meeting

The payments made since the last meeting were noted as follows:

001616 – Npower (electricity)	45.02
001617 – Source for Business (water)	85.87 (cashd 7/9/22)
001618 – D Cutts (telephone box thank you)	6.00 (cashd 7/9/22)

c) Authority to pay accounts rendered

It was RESOLVED that the following payments should be made:

Sampford Peverell VH (Room hire)	15.00
Npower (electricity)	43.03
S McGeever (Wages – July/August/September plus expenses £999.99 plus £5.44 stamps)	1005.43
B O’Connell (Toilet maintenance)	1113.00

It was noted that the Clerk now had access to the accounts. The letter to change the correspondence address would be represented to the bank as it had not been received via Royal Mail.

Once the bank accounts were sorted, the feasibility of setting up online access and payments would be explored.

d) Clerk’s contract

It was noted that the clerk’s contract has been signed and copies were kept by the Vice-Chair and Clerk.

e) Purchase of a Parish Council computer

The purchase of a Parish Council computer and printer was being actioned.

2022/23/005/7 - Review of Standing Orders and Core Documents

The Clerk advised that the initial tranche of Core Documents were almost complete and would be circulated in advance of the November meeting.

Action: Clerk

2022/23/005/8 - Report from Working Groups/Individual Roles

a. Communications & Engagement (publicity)

Cllr Cutts advised there was nothing to report on communications and engagement. In the absence of Cllr Culpin, Cllr Castle advised that social media posts were being put up by Cllr Culpin and she would be in position to add posts in her absence.

b. Climate Change and environmental issues

Cllr Burt advised that the Environment Agency was taking an interest in the SP wastewater treatment and works.

Because of the change of meeting date, Lucy Jefferson was unable to attend today's meeting. It was hoped that she would be able to attend the November meeting.

Action: Clerk

c. Roads, Pavements & Footpaths/Road Safety

Given the concerns expressed regarding '20 is plenty' sign provided by Seddons, the Parish Council was taking legal advice through the National Association of Local Councils and it was hoped to report back to the November meeting.

Action: Clerk

Membership of the National '20 is plenty' campaign was being actioned.

Action: Clerk

Cllr Castle advised that there was significant interest in reducing speed limits within the village and the Parish Council had noted the concerns of parishioners regarding the speed limit of 40mph remaining in place when the new development was in place. However, the current approaches regarding the possible actions were disjointed. The traffic speed survey had identified that drivers did speed through the village.

The Clerk suggested that the Parish Council may wish to consider setting up a Traffic Committee or Working Group to assist in co-ordinating activity.

Cllr Burt advised that he had still be unable to walk Footpath 7 because of the presence of cows. Having cows in a field with a footpath was acceptable.

d. Public Convenience Development Group

It had been hoped that all three quotes would be available for review at the September meeting, but it was now likely to be ready for the November meeting.

A lock had been fixed on one of the toilets and the cleaning costs for the public convenience were given in the finance report.

e. Affordable Housing – Community Lands Trust

Cllr Culpin had advised via email that there was nothing to report.

f. Snow Warden

CLlr Taylor had advised via email that there was nothing to report.

g. Tidiness/Litter-picking

CLlr Burt advised there was no autumn litter-pick as there appeared to be a number of parishioners who regularly ensure the village looked tidy.

h. Defibrillator maintenance

CLlr Taylor had advised via email that he would be bringing a report and costings for batteries to the next meeting.

CLlr Castle advised that she had recently attended a First Aid which had including how to use a defibrillator. She had found the training very useful and the instructor was willing to put on a defibrillator training demonstration free of charge. It was felt that such a course would be useful, and information could be put in the Parish Newsletter.

2022/23/005/9 - Other Highways and village matters

a. Vandalism/ASB/criminal damage in the village

It was noted that there had been some damage within the village – the lock on the public convenience, a swing in the play park and some lights damaged. Repairs were ongoing.

b. Jubilee celebrations report

The Clerk advised that the accounts were as follows:

Expenditure	£517.43
Receipts	£201.30

Net Expenditure: £316.13

It was felt that the money had been well spent and the event had been received positively by parishioners.

c. Other highways matters

The Parish Council considered correspondence suggesting that Boobery become closed at one end. Public opinion was that the road should remain a thoroughfare, however, there was a possibility of indicating that the road had signs ‘access only’ which would allow local people to use the road but lessen the number of none locals using the road.

2022/23/005/10 - Discussions with CLlr Radford, DCC and also with MDDC Ward Members, Cllrs Collis and Norton

The report provided by CLlr Radford regarding the work of DCC was noted and no questions were raised.

CLlr Norton advised that she had also spoken to Western Power and there was no restriction on the amount of electricity that could be accessed by the development at Higher Town.

Cllr Norton also asked if people had received their bins and if they were manageable. It was felt the bins were a positive step. She undertook to follow up on the missed collections in rural areas.

2022/23/005/11 - Brief reports from Parish Council representatives on any recent activities

a. Village Hall and Recreation Ground Charity Committee

Cllr Cutts advised that one of the committee members had passed away and there had been a number of resignations.

b. Grand Western Canal Joint Advisory Committee

Cllr Cutts had sent his report to Parish Councillors. The canal manager's regular report had been in the 'Friends' Newsletter. Mark Baker had mowed the paths in the Community Orchard. It was noted that there plenty of apples to pick.

c. Sampford Peverell and District Twinning Association

Cllr Castle advised that the Twinning Association was organising a family French breakfast. The event would be financed by the association but there would be the opportunity to make a voluntary donation.

Residents from France had been invited to Sampford Peverell for July 2023.

d. Sampford Peverell Society

Cllr Culpin had sent in a report. The next meeting of the SP Society will be the AGM on the evening of 14 October which will be followed by a talk from Derek Gore on 'the Vikings in the West Country'.

The society is also working with the Halberton History Society and the Tiverton Archaeology Group to raise money to pay for more exploration at the nearby site where a Roman dwelling and mosaic were found last year. The society is keen to hear about any ideas on how the community could get involved, if we get funding, which is not certain yet.

e. Tree Wardens Report

The Tree Wardens are due to start work on our autumn / winter programme this week. On Tuesday the Canal Rangers will machine-scythe the wildflower meadow in the Community Orchard after which we will rake up the risings. The programme has yet to be developed but will include remedial work on the beech hedge that we planted last year along the southern edge of the Sports Field.

There was now a scheme to help improve biodiversity around Mid Devon. The Mid Devon Wildlife Warden Scheme has been set up with the aim of finding people within each Mid Devon parish who would like to do something within their area to help the environment. There is a scheme co-ordinator, Jess Carter, who can be contacted to find out more, or one can look at the website: www.middevonwildlifewardenscheme.co.uk.

The Clerk was working on the ownership of the piece of land opposite the school so the fence could be repaired.

2022/23/005/12 - Correspondence

It was RESOLVED that the Parish Council did not require membership of CPRE at this moment in time. Should their services be needed then, the decision could be re-visited.

The correspondence from Dream A Way was reviewed but no decision taken.

2022/23/005/13 - Any other matters by leave of the Chairman or the delegate Chair

Cllr Cutts raised the possibility of setting up a Traffic Committee or Working Group and Cllr Castle undertook to come back to the next meeting with her thoughts on which would be better noting the rules on a Working Group were less stringent than those for a Committee.

2022/23/005/14 - Next meeting of the Parish Council

The date of the next full meeting of the Parish Council was confirmed as Monday, 21 November 2022 at 7pm in the Committee Room of the Memorial Hall.

Signed _____ Date _____