

27.11.2023 - FINAL

Summonses to the Meeting of Sampford Peverell Parish Council to be held at the Memorial Hall, Lower Town on 27 November 2023, starting at 7.00 pm, were distributed with the agenda and posted on the website 20 November 2023.

## **Minutes of the Meeting of Sampford Peverell Parish Council held on 27 November 2023**

Present:

Councillors D Cutts (Chairman), T Burt, E Castle (arrived late), C Cottrell, B O'Connell and S Taylor together with Councillors Lock and Westcott (MDDC Ward Councillors), Councillor Radford (DCC Councillor – arrived late) and S McGeever (Clerk)

The Chairman, Councillor Cutts, opened the meeting and welcomed those present.

### **2023/24/016/1 - Open Forum**

A member of the public raised the issue of blocked ditches in the village. Members of the Parish Council had visited the site, and the matter was on the agenda for discussion.

### **2023/24/016/2 - Apologies/Co-Options**

There were no apologies.

It was again noted that the Parish Council required three more councillors despite a notice in the Parish magazine and on various social media sites. Councillors undertook to speak to residents at every opportunity.

### **2023/24/016/3 - Declarations of Interest**

There were no declarations of interest.

### **2023/24/016/4 - Approval of the Minutes of the meeting of the Parish Council held on 9 October 2023**

It was RESOLVED that the minutes of the meeting held on 9 October 2023 were a true record of proceedings and they were duly initialled and signed by the Chairman.

### **2023/24/016/5 – Planning**

a) Consultation requests received since the last full Parish Council meeting:

#### **23/01419/FULL**

Proposal: Erection of replacement agricultural storage building (720 sqm)

Location: Building at NGR 305943 116471 Ebear Farm Westleigh

Grid Ref: 305943 / 116471

Parish: Burlescombe 06

As this was for a neighbouring authority, no extension had been requested following email responses from Parish Councillors.

#### **23/01559/FULL**

Proposal: Erection of 2 dwellings following the demolition of barns utilising the Class Q fallback position (23/00936/PNCOU)

Location: Land at NGR 304560 116846 (Goldsmoor House) Westleigh

Site Vicinity Grid Ref: 304561 / 116845

Parish: Sampford Peverell 42

Councillor Taylor had visited the site and recommended that the Parish Council should have no objection to the application. He believed, in the line with Class Q criteria, that this was a betterment of the site.

The Parish Council RESOLVED to record a comment of no objection.

**23/01616/CAT**

Proposal: Notification of intention to fell 1 multi-stemmed Sycamore tree to ground level within the Conservation Area

Location: Acer House Blackdown View Sampford Peverell

Site Vicinity Grid Ref: 302918 / 114183

Parish: Sampford Peverell 42

Replaced by

**23/01755/TPO**

Proposal: Application to fell 1 multi-stemmed Sycamore tree protected by Tree Preservation Order 89/00005/TPO

Location: Acer House Blackdown View Sampford Peverell

Site Vicinity Grid Ref: 302918 / 114183

Parish: Sampford Peverell 42

Councillor Taylor had visited the site and recommended that the Parish Council should have no objection to the application. He believed that the tree was in poor condition and was becoming a health and safety issues.

The Parish Council RESOLVED to record a comment of no objection.

**23/01654/CAT**

Proposal: Notification of intention to remove 1 Silver Birch tree within the Conservation Area

Location: 26 Higher Town Sampford Peverell Tiverton

Site Vicinity Grid Ref: 302703 / 114255

Parish: Sampford Peverell 42

Councillor Taylor had visited the site and recommended that the Parish Council should objection to the application. He believed that the tree was in a healthy condition and within the Conservation Area.

The Parish Council RESOLVED to record a comment of objection based on the trees location within a Conservation Area.

**23/01141/FULL**

Proposal: Variation of condition 13 of planning permission 22/00868/MFUL (Removal of condition 13 of planning permission 17/01142/FULL - further noise assessments) relating to the submission of a noise assessment

Location: Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton

The Clerk advised that this application had been approved at the MDDC Planning Committee on 22nd November 2023 and required a further noise assessment to be undertaken.

Existing applications:

**Planning Reference DCC/4358/2023**

Planning Application at Land at Greenway, Uplowman, Tiverton

The Clerk advised that further information has been requested from the applicant and the Parish Council will be notified when the new information had been received and a new consultation period would be undertaken.

b) decisions notified by MDDC

**23/00116/HOUSE – GRANTED – 15 November 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 Devon

**23/00117/LBC – GRANTED – 15 November 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 Devon

c) enforcement matters

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

Construction of pond

Land off Station Road, Sampford Peverell

The Clerk advised that no update has been received from the MDDC Enforcement Team. It was noted that the adjacent property was being restored following planning permission.

There was a considerable backlog and there was a priority system in place to address high risk application first.

d) any other planning matters and planning correspondence

**Edenstone**

The Clerk was in contact with Edenstone regarding a site visit to replace the planter at Battens Cross. The visit was currently scheduled for late January.

**Q class training**

Councillor Taylor advised that he had attend the session which had been most informative.

**2023/24/016/6 – Finance**

The Clerk presented the following financial information

a) Current Financial position – to 31/10/23

**Business Reserve Account**

Balance 30/9/23

£4009.97

No statement has been received and it is likely that there will have been a slight increase in the amount.

The Clerk will go into the bank at Honiton at the next available opportunity.

Bank reconciliation

Balance at 30 September £4009.97  
Bank statement needed for further reconciliation.

**Current Account**

Balance at 30/09/23 £27000.42

Statement to 31/10/23

Receipts: FOTP £ 8.00  
MDDC (Precept) £8725.50  
MDDC (S106) (swing – ring-fenced) £4326.00 £13059.50

Reconciles to bank statement

Payments:

001690 - S McGeever (wages/expenses) £389.95  
001691 - HMRC (PAYE) £ 91.00  
001688 - MDDC (uncontested election fee) £147.35  
001685 – Recreation Ground and Village Hall Charity  
(meeting room) £ 30.00  
001693 - Recreation Ground and Village Hall Charity  
(hire of meeting room) £ 52.50  
001689 - Npower (electricity – public conveniences) £ 43.54  
001692 – Npower £ 41.72  
001687 - PKF External audit fee £252.00 £1048.08  
Uncashed cheques  
001659 – Village Hall meeting room £ 15.00

Bank reconciliation

Balance at 30 September 23 £27000.42  
Receipts 31/10/23 £13059.50  
Payments 31/10/23 £ 1048.08  
Balance at 31/10/23 £39011.84  
Reconciles to bank statement

The Parish Council RESOLVED to write a letter to NatWest to transfer the sum of £20,000 into the savings account. The letter would be signed by two signatories at the 4 December meeting.

**Action:** Clerk

b) Payments made since the last meeting

S McGeever (wages) £363.37  
HMRC (PAYE) £ 90.80  
Npower £ 50.86

c) Authority to pay accounts rendered

The Parish Council RESOLVED to pay the following invoices that had been received for payment:

Source for Business £ 93.59  
MDDC (Grass cutting) £1612.89  
MDDC (Grass cutting) £ 225.90  
T J McCabe (Accessibility gates at the cricket ground) £1066.80  
Grant to Church for the closed Churchyard £ 350.00

d) S106

i) A report on initial works access improvements at the playing field has been circulated to the Parish Council.

There were some repair works to do the decking at the pavilion and it was noted that S106 funding cannot be used for repairs.

It was suggested that the Cricket Club fundraise or request funds from the Village Hall and Recreation Ground committee.

ii) With regard to the Heathcoat's request in relation to S106 funds, no further information has been received.

iii) The application for inclusive play equipment has been and payment received. Councillor Taylor advised that the equipment would be installed on week commencing 4 December 2023. It was suggested that the harness may be kept in the kiosk during the summer months.

e) VAT

An update would be given at the Finance meeting.

f) Banking

Councillor Cutts reported that the change to online banking and the change of signatories remained ongoing with NatWest.

The Clerk now had experience of Unity Bank and this appeared to be far more accessible. Information would be circulated for the Finance meeting.

g) Budget for Christmas Tree

Following discussion, it was RESOLVED to set aside a budget of £200 for the Christmas tree and lights. The Clerk would investigate the possibility of utilising street lighting to power the lights.

All other financial matters including the possibility of funding towards a Christmas party would be put on the agenda of the Finance Meeting on 4 December 2023.

### **2023/24/016/7 - Report from Working Groups/Individual Roles**

a) Communications & Engagement

Councillor Cutts advised that the Village Hall were organising a lunch on 10 December 2023 whilst Councillor Castle requested assistance with social media and Councillor Cottrell agreed to become an administrator.

b) Climate Change and environmental issues

Councillor Burt had noted the information received from Southwest Water and advised that there was ongoing discussion between Connecting the Culm, Southwest Water and the Environment Agency regarding spillages and water quality within the catchment area.

It was further noted that Edenstone were building a pond to collect surface water and this should prevent a further influx of water into the canal.

c) Roads, Pavements & Footpaths/Road Safety

Councillor Burt advised that he had nothing to report on footpaths.

Councillor Castle advised that she had spoken to a resident regarding overhanging trees and that had undertaken to have the trees taken back. It was also noted that the laurel hedge protruded out into the road and this matter would also be raised.

The Clerk reported that she was in contact with Devon County Council regarding the trees at Brendon that were believed to be the responsibility of Highways and was awaiting a response.

The Clerk had requested an application form for the Road Warden scheme.

**Action:** Clerk

d) Public Convenience Development Group

Councillor O'Connell advised that he had nothing to report on the Public Conveniences themselves but work was ongoing to clean the servery area and get it operational for the spring.

e) Affordable Housing – Community Lands Trust

Councillor Cutts reported that both the CLT meeting and the agent who is working on behalf of the landowners were looking to hold public meetings.

It was noted that the Southwest Water email had indicated that the current sewage plant was based on an increase of 100 houses in the catchment area and thus any further large development would take them over that number of houses.

Councillors Burt and Taylor had prepared a Housing Policy (Attachment A) which they felt addressed the Parish Councils concerns over the sewage treatment works, insufficient school places, increased traffic, insufficient access to the pharmacy at the surgery and the overall quality of the environment and local habitats.

Whilst the parish could accommodate a modest number of new homes, any large scale development would swamp the existing infrastructure and private drainage systems were not an economical alternative.

It was RESOLVED to adopt the Housing Policy.

f) Snow Warden

Councillor Taylor advised there were ongoing issues with the placement of grit bins and Councillor Radford offered to look into those concerns.

**Action:** Councillor Taylor to email Councillor Radford

g) Tidiness/Litter-picking

Councillor Burt advised that he had nothing to report.

h) Defibrillator maintenance

Councillor Taylor has advised that all 3 defibrillators were in service. He was going to approach GWR management to see if he could also monitor the defibrillator at Tiverton station.

### **2023/24/016/8 – Other Highways and village matters**

a) Vandalism/ASB/criminal damage in the village

Councillors advised that there was nothing to report.

b) Other highways matters: road maintenance/Boobery

Councillor Taylor had expressed concern over the new path built by Edenstone particularly in respect of the visually impaired given that the path appeared to start and finish with no proper endpoint.

Road users, unfamiliar with the area, may not be aware that the path went out into the road and road markings or a bollard were suggested as means of raising awareness.

It was RESOLVED that the Clerk would contact Devon County Council to raise the matter.

**Action:** Clerk

The earlier discussion on blocked ditches was noted and the Clerk undertook to contact Devon County Council.

**Action:** Clerk

The Clerk advised that she was still awaiting costings and criteria for a self-funded 20mph zone.

**Action:** Clerk to chase

**2023/24/016/9 – Discussions with Cllr Ray Radford, DCC and also with MDDC Ward Members, Cllrs Jane Lock and Gill Westcott**

Councillor Ray Radford had provided a report which had been circulated to the Parish Council. He advised that he had also had complaints about the new pavement at Turnpike. Further information on budgets would be given at the next meeting.

Councillor Gill Westcott advised that she was working on inclusion and diversity within the District Council and had also approached Edenstone regarding flooding and Southwest Water regarding the capacity of the sewage treatment works. She believed that a more robust policy was required from MDDC.

Councillor Jane Lock was a member of the Cabinet and Deputy Leader of MDDC. MDDC had worked to prevent the closure of railway ticket offices and were concerned that the mobile library service was being axed. Work was ongoing to improve the communication with MDDC tenants in social housing.

It looked likely that there would be a new Junction 28 and station at Cullompton and similarly there was going to be a new retail park at Junction 26 (Wellington), it, therefore, meant that the project at Junction 27 was unlikely to go ahead.

The soft closure of 3 Rivers would affect the financial plan over the next five years.

**2023/24/016/10 – Brief reports from Parish Council representatives on any recent activities**

a) Village Hall and Recreation Ground Charity Committee

Councillor Cutts advised that bookings were good.

The Parish Council believed that the Village Hall should remain a separate entity to the Parish Council and continue with its charitable status.

Work was ongoing on the VAT issues.

b) Grand Western Canal Joint Advisory Committee

Councillor Cutts advised that the Friends of GWC newsletter had been circulate to Parish Councillors.

Flooding had caused silting in the canal, and this was being addressed.

The Parish Council supported the GWCJA in its decision to lop several conifers adjacent to the canal.

Councillor Cutts had not attended the AGM.

c) Sampford Peverell and District Twinning Association

Councillor Castle advised that younger members had been recruited into key roles at the EGM and it was hoped that this would ensure the future of the association.

d) Sampford Peverell Society

Councillor Burt advised he had nothing to report but he would contact them.

e) Tree Warden

The Tree Warden's report was noted.

**2023/24/016/11 – Correspondence**

a) D-Day 80 Celebrations – June 2024

Councillor Taylor requested that the Clerk forward him the relevant information. The British Legion and the Village Hall would be celebrating 90 years in 2024.

**Action:** Clerk

b) Devon Walking Festival – September 2024

Sampford Peverell had completed the expression of interest and further information was awaited.

c) Cullompton & Tiverton Cycling and Walking Infrastructure Plan (LCWIP)

Councillor Burt advised that he was awaiting further information.

d) Wrap around childcare

Correspondence had taken place but there was no immediate solution apparent for residents of the parish with primary school aged children.

**2023/24/016/12 – Any Other Business**

Councillor Cutts advised that a parishioner had contacted the Parish Council regarding siting a bench opposite the Village Hall, adjacent to the planter and that he would follow up the request.

**2023/24/016/13 – Next meetings of the Parish Council**

The dates of the next meetings were:

4 December 2023 - Finance

22 January 2024 – Full

The Chairman closed the meeting at 9.20pm

Signed \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_



### **Sampford Peverell Parish Council: Policy on future housing development**

Having carefully considered the current situation, including the building of 60 new houses in Higher Town, the Parish Council has concluded that, as things stand, village infrastructure cannot support any more major housing developments.

- The sewage treatment works is known to spill regularly (data from South West Water) and seems unlikely to be able to cope with the additional 60 houses; it is not yet known how often there is 'dry spillage'.
- The school is already full and would find it hard to cope with a significant number of extra pupils.
- There is already an excessive amount of traffic through the village, and we do not at present have any traffic-calming measures (e.g. 20 mph zone). More traffic would put even more pressure on the inadequate A361 junction east of the village which needs upgrading to a full 4-way junction.
- The surgery's pharmacy is under great pressure with delays of at least seven working days in dealing with prescriptions.
- A major housing development would further reduce the environmental quality of the local area and reduce habitat quality and diversity in our countryside.

It seems likely that the conclusion that no more houses are needed in the area would be supported by Mid Devon District Council which recently turned down an application to the west of Halberton for 150 houses on the grounds that local planning needs had already been met.

The Parish Council recognises the work of the Community Land Trust and would support the construction of a modest number of houses (up to twelve) by the Trust, but not as a vehicle to encourage a large housing estate.