

## Sampford Peverell Parish Council (SPPC)

I hereby give notice that a general business meeting of the Parish Council will take place on Monday, 25 March 2024 starting at 7.00pm in the Committee Room of the Memorial Hall, Lower Town, Sampford Peverell.

All Members of the Parish Council are hereby summoned to take part for the purpose of considering and resolving the business as set out hereunder.

Dated this 18 March 2024  
Susan McGeever  
Clerk to the Parish Council

### AGENDA

All Members are reminded of the need to make declarations of interest prior to any relevant discussion that may take place during this meeting.

Item		Report Pages
1	<b>Public Open Forum</b> Members of the public may speak for a period of 3 minutes on matters they wish to bring to the attention of the Parish Council and these matters may be related to items on the agenda.	N/A
2	<b>Apologies and Co-options (recruitment of new councillors)</b>	N/A
3	<b>Declarations of Interest</b>	N/A
4	<b>Approval of the Minutes of the meeting of the Parish Council held on 26 February 2024</b>	2-6
5	<b>Planning matters</b>	7-8
6	<b>Financial matters</b>	9-10
7	<b>Report from Working Groups/Individual Roles</b>	11
8	<b>Other Highways and village matters</b>	12
9	<b>Discussions with Cllr Ray Radford, DCC and also with MDCC Ward Members, Cllrs Jane Lock and Gill Westcott</b>	N/A
10	<b>Brief reports from Parish Council representatives on any recent activities</b>	13
11	<b>Correspondence/Clerk Update</b>	14
12	<b>Any business items for the next meeting</b>	N/A
13	<b>Next meetings of the Parish Council</b>	15

Susan McGeever  
Clerk and Responsible Financial Officer  
Sampford Peverell Parish Council

**SAMPFORD PEVERELL PARISH COUNCIL**

<b>4</b>	<b>Approval of the Minutes of the meeting of the Parish Council held on 26 February 2024</b>	<b>2-6</b>
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26 February 2024 - DRAFT

Summonses to the Meeting of Sampford Peverell Parish Council to be held at the Memorial Hall, Lower Town on 26 February 2024, starting at 7.00 pm, were distributed with the agenda and posted on the website 19 February 2024.

**Minutes of the Meeting of Sampford Peverell Parish Council  
held on 26 February 2024**

Present:

Councillors T Burt (Chair), E Castle, C Cottrell, A MacKenzie, B O’Connell, S Taylor (Vice-Chair) and A Williams together with S McGeever (Clerk)

Councillor Burt opened the meeting at 7pm and welcomed those present.

**2023/24/019/1 - Open Forum**

No members of the public were present.

**2023/24/019/2 - Apologies**

There were no apologies.

**2023/24/019/3 - Declarations of Interest**

There were no declarations of interest.

**2023/24/019/4 - Approval of the Minutes of the meeting of the Parish Council held on 22 January 2024**

It was RESOLVED that the minutes of the meeting held on 22 January 2024 were a true record of proceedings and they were duly initialled and signed by the Chairman.

**2023/24/019/5 – Planning**

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

Existing applications:

**24/00097/CAT**

Proposal: Notification of intention to pollard one Ash tree within a Conservation Area

Location: 19 Higher Town Sampford Peverell Tiverton

Site Vicinity Grid Ref: 302863 / 114313

Parish: Sampford Peverell 42

Given that this was an ash tree, the Parish Council did not comment as it had no objection to the proposed works being carried out.

**24/00163/CAT**

Proposal: Notification of intention to carry out works to 8 Hazel trees to thin out the largest trunks, re-coppice and lay to form a hedge within a Conservation Area

Location: Chains Farmhouse 10 - 12 Chains Road Sampford Peverell

Site Vicinity Grid Ref: 302975 / 114132

Parish: Sampford Peverell 42

The Parish Council RESOLVED that it had no objection to this application and the described works being carried out.

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**24/00180/CAT**

Proposal: Notification of intention to fell 1 Fir tree, 1 Amber tree and 2 Rowan trees within the Conservation Area

Location: 4 Boobery Sampford Peverell Tiverton

Site Vicinity Grid Ref: 302901 / 114407

Parish: Sampford Peverell 42

The Parish Council RESOLVED that it had no objection to this application and the described works being carried out.

**23/01351/MFUL**

Proposal: Construction, operation and maintenance of a Battery Energy Storage System (BESS) facility with associated infrastructure and works including highway access, landscaping and biodiversity enhancements

Location: Land at NGR 304444 114510 North of A361, Junction 27 Westleigh Devon

Grid Ref: 304444 : 114510

Parish: Burlescombe 06

Councillor Taylor had submitted a report to the Parish Council and made nine recommendations! He had concluded that the information within the revised application was insufficient, and this should be conveyed to MDDC. There were, for example, no side elevations drawings. The CPRE had submitted a substantial response to the application. Network Rail's response did not consider the technical side of the application which gave the greater concern.

The Parish Council RESOLVED that the revisions did not alter its original comments and strong objection to the application and would ask for the application to be called in by their MDDC Councillors.

**Action:** Clerk to write response and circulate before submission to the planning portal.

**24/00037/HOUSE - WITHDRAWN**

Proposal: Conversion of garage to enlarge dwelling (Revised Scheme)

Location: 5 Blackdown View Sampford Peverell Tiverton

The Parish Council noted that the application had been withdrawn.

**Planning Reference DCC/4358/2023**

Planning Application at Land at Greenway, Uplowman, Tiverton

Further information had been posted on DCC's planning portal and this only served to increase the Parish Council's concern over the proposed development. The recent changes to Turnpike and the structure of the roads to and from the site were not suitable for the type of vehicles involved.

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

**Action:** Clerk to write a response and circulate before submission to the planning portal.

b) decisions notified by MDDC

**23/01907/HOUSE – APPROVED – 29 January 2024**

Proposal: Erection of single storey extension

Location: Mayfield 13B Pullet Sampford Peverell Tiverton

**23/01926/FULL – APPROVED – 6 February 2024**

Proposal: Variation of condition 2 of planning permission 19/01897/FULL (Erection of 3 dwellings following demolition of agricultural buildings) to allow for substitute plans relating to the Barn and Cottage

Location: Land and Buildings at NGR 303139 114216 (Morrells Farm) Lower Town Sampford Peverell Devon

**23/01921/FULL – APPROVED – 12 February 2024**

Proposal: Variation of Condition 2 of 20/00748/FULL - Change of use of land from commercial to residential use, including the demolition of a building and erection of a single storey dwelling - to include revised plans 23/01304/NMA - REFUSED 11/09/23

Location: 22 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

Councillor Taylor had visited the site, but no-one had been present.

**Action:** Clerk to write to Enforcement given there was a new officer.

d) any other planning matters and planning correspondence

**Edenstone**

Councillors O’Connell and Taylor together with the Clerk had met representatives from Edenstone to discuss the new planter.

Edenstone was largely in agreement with the gateway style of entrance to the village and planter and would look to identify the costs associated with installation both in timber and the Parish Council’s preferred route of composite material. Edenstone would revert to the Parish Council.

**Hartnoll Farm – Judicial Review**

A decision was awaited.

**2023/24/019/6 – Finance**

The Clerk would provide a full financial update at the scheduled meeting in February and reported as follows:

**Business Reserve Account**

A change of address for the statements has been achieved but they had not changed the name from the previous Clerk.

**S106 monies**

S106 were arranged for an additional £1325.18 (ex VAT) to be released from the funds being held for the accessibility project at the playing field.

Work was ongoing to complete the project.

**Payments made since the last meeting**

Npower (Electricity)	£ 55.94
S McGeever (wages - January)	£363.37
HMRC (PAYE)	£ 90.80

### **VAT**

Discussions were ongoing and the Clerk would circulate a second paper to the Parish Council prior to its March meeting. The Parish Council noted that professional advice had been sought from the Devon Association of Local Councils.

**Action:** Clerk

A change of Chair at the Village Hall was noted and that they were seeking advice from the Charity Commission and would revert to the Parish Council at its next meeting and an early resolution was hoped for.

### **Banking**

The forms to change to the Unity Trust Bank were signed at the meeting.

### **2023/24/019/7 Meeting of Halberton, Sampford Peverell, Uffculme and Willand to discuss traffic issues**

As reported in the agenda, Councillor Burt had attended the joint meeting. The Parish Council had been asked to:

- a) Agree to be a part of a joint committee to discuss traffic issues;
- b) Support and run a joint petition to lower the speed limit on the Uffculme Straight;
- c) Share the costs associated with running the meetings which was being borne by Halberton Parish Council.

The Parish Council noted that the overall aim of the committee was to provide for uniformity in speed limits through the four parishes and to support one another to achieve this, believing a joint approach would be more effective.

The Parish Council RESOLVED to support objectives a), b) and c) above and Councillor Burt would attend the meetings.

### **2023/24/107/8 Clerk Update**

#### **Grand Western Canal**

Councillor Taylor would be attending his first meeting as Parish Council representative on 4 March 2024.

Sediment coming off the fields into the canal was proving a problem.

#### **Culvert at Pretty Benches Barn**

The Neighbourhood Highways Officer had investigated the flooding and identified that the Culvert needed jetting.

#### **Water running off new housing estate**

The Neighbourhood Highways Officer had unblocked the drain and was going to investigate flooding at Turnpike.

#### **State of the District Debate**

Councillors Burt and Taylor would be attending on behalf of the Parish Council.

#### **New website**

Three quotations for the new website would be presented at the meeting.

#### **Portrait of King Charles III**

The application for a portrait of King Charles III has been completed.

### **Devon Air Ambulance**

Councillor Taylor reported that the work to mend the floodlights would be circa £400 and that according to the signed agreement received from DAAT, the equipment was co-owned by the Village Hall and the Parish Council.

A request for joint funding from the Village Hall to repair equipment would be sent to the Chairman. In the meantime, the Parish Council RESOLVED to arrange for the repairs and meet the costs in order to ensure that the landing site remained operational.

**Action:** Clerk

### **2023/24/019/9 Any business items for the next meeting**

The following items would be put on the agenda for the next meeting:

- a) Membership of the CPRE;
- b) Approval of funding of £1000 to complete the works need for the servery, additional keys cut, possible pollarding of trees and review of business plan;
- c) Review of assets and programme of risk assessments and safety checks;
- d) Ownership/responsibility for the play park equipment/wooden fitness equipment;
- e) Lighting for all defibrillators;
- f) Action plan.

### **2023/24/019/10 – Next meetings of the Parish Council**

The dates of the next meetings were:

- 25 March 2024 – Full Council Meeting
- 13 May 2024 – Annual Meeting of the Parish Council)
- 13 May 2024 – Annual Parish Meeting

Councillor Castle gave her apologies for the meeting on 25 March 2024.

The Chair closed the meeting at 8.30pm

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

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

**SAMPFORD PEVERELL PARISH COUNCIL**

<b>5</b>	<b>Planning matters</b>	<b>7-8</b>
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a) Consultation requests/notifications received:

**22/02102/MFUL**

Proposal: Construction of on-farm anaerobic digestion plant with associated equipment and works  
Location: Land at Grid Reference 300503 112348 (Bycott Farm) Lower Town Halberton  
Grid Ref: 300503 : 112348  
Parish: Halberton 25

Deadline for comments: 27 March 2024

**24/00407/HOUSE**

Proposal: Erection of single storey rear extension following demolition of conservatory, greenhouse and outbuilding  
Location: 8 Chains Road Sampford Peverell Tiverton  
Site Vicinity Grid Ref: 302981 / 114133  
Parish: Sampford Peverell 42

Deadline for comments: 2 April 2024

**24/00381/LBC**

Proposal: Listed Building Consent for replacement front door and repair and decoration of sash windows on front elevation  
Location: Marron Cottage Chains Road Sampford Peverell  
Site Vicinity Grid Ref: 303024 / 114166  
Parish: Sampford Peverell 42

Deadline for comments: 2 April 2024

**APPEALS:**

**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

Deadline for comments: 1 April 2024

Existing applications:

**Planning Reference DCC/4358/2023**

Planning Application at Land at Greenway, Uplowman, Tiverton

Further information has been requested from the applicant and the Parish Council will be notified when the new information has been received and a consultation period will be held.

An Environment Agency public consultation on the above application closed on 15 March 2024 – extension requested.

Request to approve the use of precept money to fight the application.

b) decisions notified by MDDC

**24/00097/CAT – 26/2/24**

Proposal: Notification of intention to pollard one Ash tree within a Conservation Area

Location: 19 Higher Town Sampford Peverell Tiverton Devon

**24/00163/CAT – NO OBJECTION – 26/2/24**

Proposal: Notification of intention to carry out works to 8 Hazel trees to thin out the largest trunks, re-coppice and lay to form a hedge within a Conservation Area

Location: Chains Farmhouse 10 - 12 Chains Road Sampford Peverell Tiverton

**24/00180/CAT – NO OBJECTION – 28/2/24**

Proposal: Notification of intention to fell 1 Fir tree, 1 Amber tree and 2 Rowan trees within the Conservation Area

Location: 4 Boobery Sampford Peverell Tiverton Devon

c) enforcement matters

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

Construction of pond

Land off Station Road, Sampford Peverell

No update has been received.

d) any other planning matters and planning correspondence

SP2 deliveries through Higher Town



**SAMPFORD PEVERELL PARISH COUNCIL**

<b>6</b>	<b>Financial matters</b>	<b>9-10</b>
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a) Current Financial position – to 29/2/2024

The accounts spreadsheet has been circulated to councillors.

**Business Reserve Account**

Balance 29/9/23		£ 4009.97
Payments in		
31/10/23	Interest	£ 5.10
		£ 4015.07
30/11/23	Interest	£ 4.79
		£ 4109.86
15/12/23	Transfer in	£20000.00
		£24109.86
29/12/23	Interest	£ 15.75
		£24035.61
31/01/24	Interest	£ 31.51
		£24067.12
05/02/24	Transfer out	£10000.00
		£14067.12
Balance 05/02/24		<b>£14067.12</b>

**Bank reconciliation**

Balance at 30 September 23		£ 4009.97
Monies in		£20025.15
Monies out		£10000.00
Balance at 5 February 24		£14067.12

**Current Account**

Balance at 31 December 23		£13162.91
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Statement to 31/01/24

Receipts: FOTP		£ 8.00
Reconciles to bank statement		

Payments:

001704 Sampford Peverell Recreation Ground and Village Hall Charity (meeting room)		£ 15.00
001710 Sampford Peverell Recreation Ground and Village Hall Charity (play park donations received to the Parish Council 1/4/22-31/10/23)		£ 167.00
001714 Npower (electricity)		£ 48.35
001712 Outdoor play (swing)		£ 5191.20
001715 HMRC (PAYE)		£ 90.80
001718 Npower (electricity)		£ 51.81

**Bank reconciliation**

Balance at 31 December 23		£13162.91
Receipts 31/01/24		£ 8.00
Payments 31/01/24		£ 5564.16
Balance at 31/01/24		£ 7606.75

Statement to 29/02/24

Receipts: FOTP		£ 8.00
Transfer		£10000.00
S106 funding		£ 1325.18
		<b>£11333.18</b>

Payments:	
001719 RGB Building supplies (Playing field)	£ 270.22
001717 RW Gale Ltd (Playing field)	£5163.60
001720 HMRC (PAYE)	£ 90.80
001722 Npower (electricity)	£ 55.94
001716 Mrs McGeever (wages)	£ 363.37

Bank reconciliation

Balance at 31 January 2024	£ 7606.75
Receipts 29/02/24	£11333.18
Payments 29/02/24	£ 5943.93
Balance at 29/02/24	£12996.00

Uncashed cheques

001659 – Village Hall meeting room	£ 15.00
001711 CAB donation	£ 50.00*
* resent	

b) Payments made since the last meeting

HMRC (PAYE)	£ 157.60
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c) Authority to pay accounts rendered

The following invoices have been received for payment:

S McGeever (wages inc NALC increase)	£630.16
S McGeever (expenses – stamps/ink cartridge)	TBA
Source for Business	£151.18
Npower	£ 51.63
A Williams (re-imburement for servery)	£184.74

d) S106

i) The second tranche of money has been received for the access improvements at the playing field. An update has been received and invoices are awaited.

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

iii) Inclusive play equipment

Donation to Recreation Ground and Village Hall Charity or place as a PC asset on the register for 2023/24.

e) VAT

Ongoing – full documentation circulated to Parish Councillors.

f) Banking

Change to Unity has been submitted – awaiting approval

g) Request for a grant from the Methodist Church

h) Approval of funding of £1000 to complete the works need for the servery, additional keys cut, possible pollarding of trees and review of business plan

i) thank you from CAB

SAMPFORD PEVERELL PARISH COUNCIL

7	Report from Working Groups/Individual Roles	11
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- a) Communications & Engagement (publicity)
  - Social Media (Cllr Castle/Cotrell)
  
- b) Climate Change and environmental issues (Cllr Burt)
  - SP wastewater treatment and works update
  
- c) Roads, Pavements & Footpaths/Road Safety (Cllrs Burt and Castle)
  - traffic speed survey: follow up action
  - '20 is plenty' signage/national '20 is plenty' membership/speed limits
  - Annual footpath review
  - overgrown hedge in the park
  - trees on Brendon
  
- d) Public Convenience Development Group (Cllr O'Connell & Taylor)
  - maintenance issues/costs
  - utility accounts received
  - proposed remodelling works
  - servery update – opening hours etc.
  - cleaning and daily locking
  
- e) Affordable Housing – Community Lands Trust
  - update
  
- f) Snow Warden (Cllr Taylor)
  
- g) Tidiness/Litter-picking (Cllr Burt)
  
- h) Defibrillator maintenance (Cllr Taylor)
  - Lighting for all defibrillators
  
- i) Road Warden scheme (Cllr Williams)
  
- k) DAAT (Cllr Taylor)

**SAMPFORD PEVERELL PARISH COUNCIL**

<b>8</b>	<b>Other Highways and village matters</b>	<b>12</b>
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- a) Vandalism/ASB/criminal damage in the village
  - broken window at the telephone kiosk
  
- b) Other highways matters: road maintenance/Boobery
  - Flooding at Turn Pike
  - Ditch opposite numbers 25a, 27 and 29 higher town
  - Railings at Turnpike
  - Culvert on Whitnage Road
  
- c) DCC decision to allow self-funded 20mph applications
  - Information is awaited on cost
  
- d) Joint Traffic Meeting (Cllr Burt)

SAMPFORD PEVERELL PARISH COUNCIL

10	<b>Brief reports from Parish Council representatives on any recent activities</b>	13
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a) Village Hall and Recreation Ground Charity Committee (Cllr O’Connell)  
- Ownership/responsibility for the play park equipment/wooden fitness equipment

b) Grand Western Canal Joint Advisory Committee (Cllr Taylor)  
- attendance at meetings  
- dog fouling issues  
- email on funding cuts  
- pollution

c) Sampford Peverell and District Twinning Association (Cllr Castle)

d) Sampford Peverell Society (Cllr Burt)

e) Tree Wardens (report from Mr Peter Bowers)

From January until March the volunteer Tree Wardens’ team has run seven working sessions: two in the Churchyard, two in the Community Orchard, and one each in the Cemetery, on the Canal Bridge and in Whitnage Road. The last two involved removing brambles and vegetation, cutting back hedges and generally tidying up public spaces that are no longer maintained by the District Council. It is the present-day reality that if you want something done, then do it yourselves (having sought any necessary permissions, of course!). Between 8 and 11 volunteers have turned up to help on every occasion for a couple of hours hard work, all ‘doing their bit’ for the community. We have now finished our winter programme, because sap is beginning to rise in the trees and it is bird-nesting season. Work will resume in the late autumn or winter, when we may have some hedging to plant and, no doubt by then, other projects added to the work list.

f) State of the District Debate  
Report from Cllr Burt and Taylor

**SAMPFORD PEVERELL PARISH COUNCIL**

<b>11</b>	<b>Correspondence/Clerk Update</b>	<b>14</b>
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- a) D-Day 80 Celebrations – June 2024
- b) Devon Walking Festival – September 2024
- c) Cullompton & Tiverton Cycling and Walking Infrastructure Plan (LCWIP)
- d) Devon Community Resilience – DCT attendance at meeting
- e) Membership of the CPRE
- f) Review of assets and programme of risk assessments and safety checks
- g) Action plan
- h) Public space protection order for Mid Devon
- i) Website

**SAMPFORD PEVERELL PARISH COUNCIL**

<b>13</b>	<b>Next meetings of the Parish Council</b>	<b>15</b>
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Date of next meetings:

13 May 2024 – Annual Meeting of the Parish Council)

13 May 2024 – Annual Parish Meeting