

Sampford Peverell Parish Council (SPPC)

I hereby give notice that a general business meeting of the Parish Council will take place on Monday, 20 March 2023 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 13 March 2023
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	Public Open Forum 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	Apologies	N/A
3	Declarations of Interest	N/A
4	Approval of the Minutes of the meeting of the Parish Council held on 16 February 2023	3-7
5	Planning matters	8
6	Financial matters	9-10
7	Review of Standing Orders and Core Documents	Carried forward
8	Reports from Working Groups/Individual Roles	11
9	Other Highways and village matters	12
10	Discussions with DCC Member Cllr Ray Radford and with MDDC Ward Members, Cllrs Christine Collis and Jo Norton	N/A
11	Brief reports from Parish Council representatives on any recent activities	13
12	Correspondence	14

13	Any business items for the next meeting	15
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Susan McGeever
Clerk and Responsible Financial Officer
Sampford Peverell Parish Council

SAMPFORD PEVERELL PARISH COUNCIL

4	Approval of the Minutes of the meeting of the Parish Council held on 16 February 2023	3-7
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DRAFT MINUTES FOR APPROVAL

16/02/23

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.

2022/23/009/2 - Apologies

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 _____

SAMPFORD PEVERELL PARISH COUNCIL

5	Planning matters	8
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a) Consultation requests received:

22/01634/HOUSE

Proposal: Installation of 14 ground mounted solar pv panels
Location: East Pitt Farm Whitnage Tiverton Devon
Grid Ref: 303531 : 116198
Parish: Sampford Peverell 42

Revised Drawings and Revised Information

Deadline for comments: 9 March 2023

Given that these were revised drawing and information, the Parish Council had no objection to this application which was recorded on the planning portal.

b) decisions notified by MDDC

22/02384/HOUSE – APPROVED

Proposal: Conversion of garage to enlarge dwelling
Location: 5 Blackdown View Sampford Peverell Tiverton Devon

23/00076/CAT – NO OBJECTION

Proposal: Notification of intention to fell 1 Ash tree within the Conservation Area
Location: Hillview 38 Higher Town Sampford Peverell Tiverton

23/00147/CAT – NO OBJECTION

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 Devon Site Vicinity Grid Ref: 302905/114352

Higher Town

Nothing to report.

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

SAMPFORD PEVERELL PARISH COUNCIL

6	Financial matters	9-10
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a) Current Financial position

Business Reserve Account

Balance 31/12/22	£ 3976.44	
Receipts		
November	£ 2.28	
December	£ 2.61	
Bank reconciliation		
Balance at 31 October 2022	£3971.55	
Receipts	£ 4.89	
Balance at 31 December 2023	£3976.44	Reconciles to bank statement

Information for January and February will be provided at the meeting due to non-receipt of statements.

Current Account

Balance at 31/12/22	£28396.08
Balance at 31/01/23	£27764.60

Receipts

Statement to 31 December 22		
FOTP	£ 8.00	Reconciles to statement
Statement to 31 January 23		
FOTP	£ 8.00	Reconciles to statement

Payments

Statement to 31 December 22		
Cheque 1629 (Source for Business – toilets)	£ 100.36	
Cheque 1628 (Npower - toilets)	£ 37.56	
Cheque 1625 (MDDC grass cutting)	£1500.97	
Cheque 1626 (MDDC grass cutting)	£ 208.33	
Cheque 1634 (S McGeever wages)	£ 333.33	
Cheque 1631 (B O'Connell - toilets)	£1143.00	
Cheque 1633 (SP Village Hall - meeting)	£ 30.00	
Cheque 1619 (SP Village Hall - meeting)	£ 15.00	
Cheque 1638 (SP Village Hall - VAT)	£7646.37	
Cheque 1635 (Npower - toilets)	£ 34.64	
Total	£11049.56	Reconciles to statement
Statement to 31 January 2023		
Cheque 1632 (P Bowers – Christmas Tree)	£ 22.50	
Cheque 1637 (F Harding – VAT)	£ 160.00	
Cheque 1639 (S McGeever wages)	£ 416.67	
Cheque 1640 (N Power - toilets)	£ 40.31	
Total	£ 639.48	Reconciles to statement

Cheque 1636 was cancelled

Bank reconciliation

Balance at 30 November 2022	£39437.64
Receipts (December)	£ 8.00
Payments (December)	£11049.56
Balance at 31 December 2022	£28396.08
Receipts (January)	£ 8.00
Payments (January)	£ 639.48
Balance at 31 January 23	£27764.60

Information for February will be provided at the meeting due to non-receipt of statements

Outstanding cheques (probably on February statement)

Cheque 1641 (Defibrillator parts)	cancelled supplier did not receive
Cheque 1642 (Kingfisher – salt grit bins)	£ 603.00
Cheque 1643 (Npower – toilets)	£ 35.30
Cheque 1644 (Source for Business – toilets)	£ 31.51
Cheque 1645 (SP Village Hall – meeting)	£ 15.00
Cheque 1646 (S McGeever wages/expenses)	£ 476.21
Cheque 1647 (HMRC)	£ 30.40

b) Payments made since the last meeting

None

c) Authority to pay accounts rendered

The following invoices have been received for payment:

Four Seasons Tree Services (pollarding)	£828.00
Npower (electricity for public conveniences)	£ 31.72*
S McGeever (wages after tax/expenses-stationary/stamps)	£492.97
HMRC (tax payable)	£ 24.00
S McGeever (re-imburement for defibrillator parts)	£348.00

*Npower have advised that the fixed charge will be rising from 82.192 to 108.895 and the all time unit charge will be decreasing from 56.783 to 36.383.

d) S106

i) No further information has been received from the cricket club regarding their application through the Parish Council for S106 monies.

ii) A presentation will be made in the Public Forum regarding the request for support for the purchase of electronic score boards for the cricket club

SAMPFORD PEVERELL PARISH COUNCIL

8	Reports from Working Groups/Individual Roles	11
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- a) Communications & Engagement (publicity) (Cllrs Cutts and Culpin)
 - Social Media (Cllrs Culpin and Castle)

- b) Climate Change and environmental issues (Cllr Burt)
 - SP wastewater treatment and works update

- c) Roads, Pavements & Footpaths/Road Safety (Cllrs Burt, Williams and Castle)
 - traffic speed survey: follow up action

 - '20 is plenty' signage/national '20 is plenty' membership/speed limits
Sampford Peverell's membership of the '20 is plenty' scheme has been completed and all information provided to Councillor Castle

 - Annual footpath review

- d) Public Convenience Development Group (Cllr Cutts, O'Connell & Taylor)
 - maintenance issues
 - maintenance costs
 - cleaning and daily locking (1 December 2022 – 28 February 2023)

- e) Affordable Housing – Community Lands Trust (Cllr Culpin)
 - Councillor Culpin has requested a 15 minute slot to speak about the project

- f) Snow Warden (Cllr Taylor)
 - The new salt grit bins are in situ

- g) Tidiness/Litter-picking (Cllr Burt)

- h) Defibrillator maintenance (Cllr Taylor)
 - The replacement defibrillator parts have been received

SAMPFORD PEVERELL PARISH COUNCIL

9	Other Highways and village matters	12
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a) Vandalism/ASB/criminal damage in the village

Damage to the litter bins and salt grit bins was reported

b) Other highways matters: road maintenance/Boobery

A response from DCC regarding virtual pavements was received and circulated to the Parish Council. Further information has been requested.

SAMPFORD PEVERELL PARISH COUNCIL

11	Brief reports from Parish Council representatives on any recent activities	13
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a) Village Hall and Recreation Ground Charity Committee (Cllr Cutts)

b) Grand Western Canal Joint Advisory Committee (Cllr Cutts)

Newsletter from the Friends of the Great Western Canal have been circulated to council members.

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

d) Sampford Peverell Society (Cllr Culpin)

e) Tree Wardens (report from Mr Peter Bowers)

The tree has been delivered and planted.

SAMPFORD PEVERELL PARISH COUNCIL

12	Correspondence	14
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Trees at Brendon

The following email was received from MDDC:

I did pop around to look at the three remaining trees within the green space (western end), which MDDC maintain. Trees appear in good condition with no essential works required. Some crown lifting over the green space could be undertaken but this would be a low priority.

The trees on the eastern aspect (within adopted highway space) do require crown lifting (c.3.6m in height). Also could do with pruning back from the dwelling. Though from the looks of it the resident has undertaken some pruning. There was also one or two poor quality trees that would benefit from removing. Though, not essential.

The Clerk is now contacting DCC with regard to paragraph 2.

Elections

The notice of election is due to be published on 17 March 2023.

Nomination forms and correct procedures have been circulated to all current Parish Councillors.

SAMPFORD PEVERELL PARISH COUNCIL

13	Any business items for the next meeting	15
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The setting up of Parish Council emails should be considered at the next meeting when the names of Parish Councillors are known.

Consideration may need to be given to the signatories on the bank accounts depending on who stands as a Parish Councillor and who is elected if there is an election.

SAMPFORD PEVERELL PARISH COUNCIL

14	Next meetings of the Parish Council	15
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Annual Parish Meeting – 15 May 2023 at 7pm in the Committee Room of the Memorial Hall.

Annual Meeting of the Parish Council – 15 May 2023 at 7.30pm in the Committee Room of the Memorial Hall