

SANDFORD PARISH COUNCIL

**Myrtle Cottage
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EX17 4LZ**

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parishclerk@sandfordparishcouncil.gov.uk

Dear Sir/Madam,

I hereby give you notice that a Meeting of the Parish Council PLANNING Committee will take place on THURSDAY 21st SEPTEMBER 2023, 8.00pm, at Sandford Parish Hall.

All members are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted as set out below.

Malcolm J Vallance (Parish Clerk)

18th September 2023

- 1) Election of Chair
- 2) Apologies
- 3) 22/02220/MFUL Land at NGR 283084 102432 (Fanny's Lane) Sandford Devon

Variation of Condition 2 of Planning Permission 21/00276/MFUL - Erection of 13 dwellings to include associated landscaping, public open space and infrastructure - Substitution of agreed drawings to incorporate revised site drawings

To consider the replies received by the Parish Council to outstanding issues from :-

- a) Adrian Devereaux (MDDC Planning) - Appendix 1
- b) Belfield Developments - Appendix 2
- 4) Any other urgent business

Malcolm Vallance

Sandford Parish Clerk

APPENDIX 1

Subject: RE: Sandford Parish Council - Weavers Way where are we now 7th September 2023

Dear Malcolm,

Re: 22/02220/MFUL - Variation of Condition 2 of Planning Permission 21/00276/MFUL - Erection of 13 dwellings to include associated landscaping, public open space and infrastructure - Substitution of agreed drawings to incorporate revised site drawings on Land at NGR 283084 102432 (Fanny's Lane), Sandford

I am writing further to your email whereby Sandford Parish Council has raised a number of matters where an update is requested. I can confirm that I have provided Belfield Developments Ltd with a copy of the list of matters raised and I am still awaiting a response. However, in the meantime I would comment as follows:

1. Creedy View 'former' pedestrian permissive access through wooden gateway.

As discussed on site, the public open space whilst to be maintained by a private Management Company would need to remain open for use by members of the public with the footpath linking up to the existing footpath. I note that Sandford Parish Council request confirmation from Bellfield that the community will be able to use the private road.

2. Creedy View Public pedestrian access

I have attached the managed land plan for ease of reference. The blue hatched area identifies the land to be maintained by the Private Management Company. With respect to the strip of "no man's land" on the boundary against Park House where levels fall, parts of the land adjacent to Park House is to be maintained by the Private Management Company as shown but the plan also indicates that the area directly adjacent to Plot 6 would remain within the control of Plot 6. This is shown by the fact that they would be required to maintain the boundary.

Points 3 – 6 (POS, Earth Banks/Mounds, Raised Manhole):

I have asked Bellfield to provide a timetable for remaining works to be undertaken.

Points 7-8 appear to relate to drainage. I have attached a couple of plans which show final site levels and position of drains and gullies within road ways where surface water runoff would be caught.

Other matters appear to be directed to Bellfield in terms of annual communal maintenance fees and additional requests regarding gateways, so this will need to be addressed by the developer.

I will be in contact once I have heard back from the developers of the site but hopefully the attached information is of assistance at your meeting later this evening.

Kind regards,

Adrian Devereaux | Area Team Leader | Mid Devon District Council | Phoenix House |

APPENDIX 2

Dear Malcolm

Further to your recent emails to Justin, please find our responses below.

1. As mentioned in Adrian's recent email, this will be a public open space and maintained by the Management Company. It is part of the planning stipulations that this will be a public open space.
 2. Access through the site goes through the public open space, down the road and connects between plots 1 and 2, which is a level and more accessible path.
 3. The public open space will become a public open space when the development is complete, we are expecting the site to be completed by the end of the year.
 4. We are expecting the site to be completed by the end of the year.
 5. Works have not been completed in this area; they will be carried out as per the plans. We are expecting the site to be completed by the end of the year.
 6. Manhole works will be completed alongside the drainage works for the development. We are expecting the site to be completed by the end of the year.
 7. Adrian's email addresses this point.
 8. As per point 7.
 9. The access will be provided as per the planning. Please see the drawings provided as part of the planning.
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1. The maintenance fee has been proposed by the managing agents. The management company will carry the required insurance.
 2. As Sandford Parish Council will know from our previous meeting with the PROW office on site, this would be for the PROW to determine, rather than Belfield Developments.

Kind regards, Kirsty 14th September 2023

Kirsty Piercy on behalf of Belfield Developments Ltd