

**SANDFORD PARISH COUNCIL**

Myrtle Cottage  
Sandford  
Crediton  
EX17 4LZ  
Tel 01363 772769

Chairman Mrs Elizabeth Dalton Crediton 773611

parishclerk@sandfordparishcouncil.gov.uk

Dear Sir/Madam

I hereby give you notice that a MEETING of the above Council will take place on Thursday 7<sup>th</sup> JUNE 2018 2018, 7.30pm at **SANDFORD COMMUNITY SPORTS PAVILION**.

All members of the Council 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)

31<sup>st</sup> May 2018

**“A moment for quiet contemplation”**

- 1) APOLOGIES
- 2) DECLARATIONS OF INTERESTS
- 3) OPEN FORUM

4) PARISH COMMENT BOOK / MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE CLERK AND PARISH COUNCILLORS.

5) To confirm MINUTES of the Parish Council meeting held on 3<sup>rd</sup> May 2018

6) To report on MATTERS ARISING FROM THE MINUTES

- a) New Buildings call box / Mill Lane Call Box
- b) Village Litter Pick
- c) Meeting with Simon Trafford (MDDC Planning) to discuss “Creedy Bridge S106” 10<sup>th</sup> May 2018 (Notes see Appendix I)
- d) Meeting at Crediton Town Council with Ian Sorensen regarding Creedy Bridge
- f) General Data Protection

7) POLICE MATTERS – Scooters and Skate Boarding safety issues

8) REPLIES

- a) Veitch Penny - Latest paper work on transfer of “Creedy View” car park
- b) MDDC (Planning)- Unauthorised building works in the Sandford Conservation Area
- c) Sovereign Play – Play area estimates

9) CORRESPONDENCE

- a) Sandford Playgroup – 2018 Scarecrow Trail
- b) Victim Support – Request for Donation
- c) Sandford AFC – Outstanding matters Pavilion/Field

10a) SANDFORD COMMUNITY SPORTS PAVILION

b) PLAY AREA UPDATE

11) CREEDY VIEW CAR PARK CONFIRMATION OF CONVEYANCE WITH SIGNATURE TO BE ADDED

## 12) PLANNING

18/00786/MFUL Land at NGR 282727 100936 Higher Road Crediton

Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access

18/00733/HOUSE Rocks Court Crediton Sandford

Erection of first floor extension and garage extension

**NO OBJECTION**

18/00728/HR 2 Leaveacre New Buildings Sandford

Hedgerow Removal Notification for the removal of 11.4m hedgerow

**NO OBJECTION**

### **Permission Granted**

18/00435/HOUSE Burrowland Sandford

Erection of greenhouse

17/01876/FULL Lower Shoplands New Buildings

Conversion of redundant barn (Revised Scheme)

18/00526/FULL Land adjacent to Hele House Sandford

Change of use of land to manège for private equestrian use

17/01976/LBC Barn Orchard Coppleshstone

Listed Building Consent for the conversion of barn and erection of extension (revised scheme)

**PROPOSED NON-MATERIAL AMENDMENT** Proposal: Non-Material Amendment for 14/01955/FULL to allow alterations to replacement extension, revisions to fenestration and internal layout, and relocation of flue and addition of flue for wood burner Location: Barn Orchard Coppleshstone Crediton

### **WITHDRAWN**

2 Leaveacre New Buildings – Hedgerow removal of 11.4 meters

## 13) TO RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEES

## 14) RECEIPTS AND PAYMENTS

### **Receipts**

Lloyd's Bank (Interest May 2018) £0.53

### **Payments**

Mr M Vallance Salary £449.00

Plus additional Hours on Creedy Bridge 11 @ £10.36 £113.96 £562.96

Community First Trading (Insurance Renewal General cover £323.10 plus Pavilion £321.75 £644.85

Vision ict Ltd (Renewal of gov.uk domain) £66.00 plus £150 Hosting £216.00

Mrs E Dalton (Travel expenses to attend GDP Event at MDDC Tiverton)) £13.75

14) Discussion of balances/reserves at 1<sup>st</sup> April 2018

15) Annual Review of the Clerks Salary

16) ROADS AND FOOTPATHS

17) ANY OTHER BUSINESS

a) The absence of the Parish Clerk

18) Date of next Meeting 5<sup>th</sup> July 2018

## APPENDIX 1

### SANDFORD PARISH COUNCIL

Notes of Meeting held at Sandford Congregational Church Hall, on the 10<sup>th</sup> May 2018, to discuss the allocation of S106 funding in respect of planning application 17/00348/MOUT Creedy Bridge Sandford.

Present :- Mrs E Dalton (Chairman), Mr M Snow (Vice Chairman)  
Mr S Trafford MDDC Planning Officer (S.T.) The Clerk Mr M Valance

Simon Trafford started by explaining the S106 Process of funding from proposed Development in the Mid Devon District.

Whilst many Local Authorities had moved on to CIL (Community Infrastructure Levy) MDDC for this Development would still operate under the S106 Policy. This meant that “funding” was agreed at the Planning Stage and would be delivered on Completion.

MDDC had a Development Plan Policy with Key Policies which would apply to this Site,

It had been agreed that the S106 Funding would apply to :-

- A financial contribution to Open Space
- Air Quality Management
- Electric Bikes
- Improvement to Highways
- Plus the cost of the construction of a Primary School subject to a phasing scheme as agreed between MDDC and DCC with the funding paid to the County Council.

**For these reasons it meant that Sandford Parish would not meet any of the criteria to be awarded any of the S106 funding from this Development.**

**That was unless the Parish Council could provide the necessary evidence to MDDC to make any of their suggestions viable.**

The Chairman then went through the suggestions being put forward by Sandford Parish Council :-

- **Cycle Trail to Crediton to meet up with the proposed Cycle Trail from Crediton to Exeter.**  
(S.T. - Was this necessary?).
- **Destination Play area/Improvements to Sandford Play Area**  
(S.T. - All Play Area needs would be provided on Site. Sandford was too far away).
- **Extra Education needs for Sandford School.**  
(S.T. Suggested that Sandford Lobby DCC with the facts to prove this need).
- **Affordable Housing.**
- (S.T. - The vacancies would be advertised through Devon Home Choice, in the usual way and “local people” already on the MDDC Housing List would have an opportunity to apply for the homes.
- The suggestion for a Sandford Housing Needs Survey was once again suggested).
- **The proposal to set up a Management Committee for the Development.**  
(S.T. - This was confirmed).
- **Play Area**  
(S.T. - This would not be Adopted by MDDC).
- **Infrastructure.**  
(S.T. - Various Meetings had and were in the process of being arranged to agree Highway, Public Transport needs etc etc).

**THE QUESTION WAS ASKED AS TO “HOW SANDFORD WOULD BENEFIT FROM THE PROPOSED DEVELOPMENT ?**

**S.T. SANDFORD WOULD BENEFIT FROM THE INCREASE IN PRECEPT RECEIPTS.**

The Chairman thanked Simon Trafford (MDDC) Planning for attending and he then left.

