

SANDFORD PARISH COUNCIL

Minutes of a Meeting held at SANDFORD COMMUNITY SPORTS PAVILLION, 7.30pm, on Thursday 6th October 2022.

At a meeting of the Council held this day those present were :-

Chairman B Fyfe

Messrs – M Lee, J Stephens, and G Padgham

Mesdame – S Miles and Ford DCC Cllr M Squires

One Parishioner The Parish Clerk Mr M Vallance

The Meeting started with a moment of quiet reflection

1) APOLOGIES

MDDC Cllr E Lloyd Cllrs S Haley, R Stoye, E Dalton, M Snow and D Hope.

DECLARATIONS OF INTEREST – None.

2) The MINUTES of the Parish Council meeting held on 1st September 2022 were confirmed and signed by Chairman as a true record.

3) To report on MATTERS ARISING FROM THE MINUTES

a) Data Protection – The Clerk had registered the Parish Council with the Information Commissioners Office and a payment of £40 was payable.

Further clarification had been received from DALC of the storage of email addresses etc.

It was agreed that the Parish Council now conformed to the regulations.

The Clerk would use the model document, as used by other Parishes, for Sandford to enable the Parish Council to adopt their own Privacy Statement.

b) 20's Plenty signs – Cllr Padgham had made a selection of the sign (4) to be ordered on line and an order would be placed. These would be of non roundel type as agreed by the Parish Council.

Discussion took place over their location as they needed to be erected on private land and not on the highway.

It was agreed to purchase 4 20's Plenty Signs. Proposed Cllr Stephens, 2nd Cllr Miles, and carried.

c) Parish Council Vacancy - The Chairman introduced Pamela Larcombe who had expressed an interest in joining the Parish Council. Pamela introduced herself and gave details of her background. The Parish Council agreed to co-opt Pamela to Sandford Parish Council and invited her to attend the next Meeting when she would need to sign the Declaration of Acceptance of Office as a Parish Councillor.

c) Venue for Council meetings during winter months – It was agreed to hold the Meetings for November, December 2022, and January, February 2023 at the SCOUT HUT which had been used successfully as the venue for the Extra Ordinary Meeting. However the hut was used by Sandford Scouts on a Thursday so it was agreed to change the day for meetings of the Parish Council to the FIRST WEDNESDAY of the month at a cost of £25 an evening.

4) MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE PARISH CLERK

a) It was reported that the “Cuppa and a Chat” sessions at St Swithun's, on a Wednesday morning, were up and running and proving to be a great success attended by approx 25 parishioners.

Disappointment had been noted over the loss of the “Lovely Lunches”, previously held monthly at the Congregational Church Hall, following the closure of the Church.

A suggestion was made to contact both the Lamb Inn and the Rose and Crown to explore the possibility of putting on a reasonably priced meal to replace the “Lovely Lunches”.

It would give those attending an opportunity to meet in a warm venue (during the winter months) for a chat and a simple meal (soup and a roll was suggested).

The Clerk was asked to write to the two Landlords to explore this suggestion.

It was noted that there might be funding for this venture.

5) OPEN FORUM – No matters raised,

POLICE MATTERS - Vandalism at Allotments – It was understood that equipment and produce had been disturbed.

The Meeting was disappointed to learn that the long awaited Police Surgery had taken place on Tuesday 4th October, in the Parish Hal cat park but had been poorly advertised . The Clerk had passed this comment onto to Crediton Police Team who agreed to send a poster for any future visit.

7) REPLIES

a) Mr N Silk was concerned that in the July Minutes the comments over his email had “used a different font” ? He felt that he was being “singled out”.

The Clerk explained that this was not the case but this was due to “Cutting and Pasting” from a document.

The Council agreed to respond pointing this out and explaining that the Parish Council were not singling him out.

b) MDDC had sent the necessary papers to progress the Community Right to nominate and bid for an asset of Community Value.

This was in connection with the sale of Sandford Congregational Church which was on the market for £250K and was proving to attract a lot of viewing.

The sale would include the Church, the burial ground and the Hall.

The Purchaser would also have the responsibility for the upkeep of the graveyard which included a number of vacant burial plots. Plus the boundary wall with St Swithun's Church.

It was generally agreed that the Church Hall would make an ideal venue in the Parish, for meetings, coffee mornings etc, and the Council should seek to get this declared a Community Asset.

A positive feedback from Parishioners to the suggestion for the Parish to acquire the Hall had been received.

However the Hall was part of the sale and was NOT being sold separately so this would have to be negotiated.

A suggestion was made that the Parish Council,if they decided to explore the possible acquisition of the Hall, could maybe come to some financial arrangement with the Purchaser ?

Funding was discussed and the possibilities of the Parish Council raising a long term loan, and/or raising monies from the Parish were explored.

In the meantime it was agreed the priority was to get the Congregational Church listed as an Asset of Community Value.

A Working Group was set up to look at the paper work in need of completion to progress this.

Disappointed was, once again, noted that the Congregational Church Federation in Nottingham had not, as promised, kept the Parish Council up to date on the future of Sandford Congregational Church. They had “apologised for this oversight”.

c) PKF Littlejohn LLP had confirmed the completion of 2021/2022 External audit. No problems had been identified.

d) MDDC had spoken to the Chairman over the possible re location of the Dog bin at the entrance to Furlongs Footpath from Rose and Crown Hill. It was agreed the re-location was an issue to find a more appropriate siting. At the same time it was agreed to cover the costs of a repair/new lid for the bin.

8) CORRESPONDENCE

- a) Mr N Silk had sent an enquiry over how Sandford Parish Council deal with quotes from Contractors ? - It was agreed to refer him to the Sandford Parish Council Standing Orders.
- b) Mel Stride M.P. Had written congratulating the Parish Council on securing a grant of £9802 from Suez Communities Trust towards play area equipment.
- c) Two residents from Meadowside had sent a copy of their letter to MDDC expressing their concerns over the proximity of the attenuation ponds at Weavers Way to their property.

9) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA

- a) Update from play area sub committee – A message had been received from Cllr D Hope to advise that the installation of the new equipment, and the repairs, were due to take place in the middle of October.

10) RECEIVE REPORTS FROM COUNCILLORS & WORKING GROUPS

- a) Report from Annual Conference of Devon Association of Local Councils – The Chairman had attended this event and found this, and the Workshops, an interesting and useful event. Discussion had included the set up of the DALC County Committee, the energy crisis, the economy and traffic speeds.
DCC - DCC Cllr M Squires reported that the County Council were discussing their Budget and a possible overspend. Local Grants were once again to be made available.
Children Services were being improved.
MDDC – MDDC Cllr E Lloyds gave details of discussions taking place over Housing needs and Affordable Housing. A consultation was taking place over Climate Change.

11) PLANNING

21/00276/MFUL Fanny's Lane Sandford

Erection of 13 dwellings to include associated landscaping, public open space and infrastructure

The Chairman gave feedback from the Extra Ordinary Parish Council meeting held on 3rd October 2022 to discuss the “Proposal to require MDDC Planning to Enforce the existing permission and reinstate illegal excavation”.

The Meeting had been attended by the Developer Justin Demmo plus 40 Parishioners.

It was agreed that the Meeting had gone well although many issues still remained outstanding both with the Developer and MDDC (Planning).

The Clerk reported a favourable feedback from those attending.

Copy of the notes of the Meeting see Appendix 1

Suggestions to take matters forward included :-

- Confirmation of the route of the final footpath from Snows to Creedy View.
- Public Open Space – This appeared to have been left off the current plan.
- Issues over the HAHA need to be finalised – In the absence of a response from the MDDC Conservation Area Officer it was agreed to Test this by submitting a Planning Application.
- Problems over levels and earth movement
-
- Attenuation ponds and proximity to Brady Close

It was resolved that the Parish Council would make a Formal Complaint to MDDC Planning, over the lack of compliance by the Developer to the planning permission granted, and the failure by MDDC Planning to monitor this Development.

Cllr Padgham agreed to draft a formal letter of Complaint, on behalf of the Parish Council, to be circulated to the Council for agreement prior to its submission to MDDC.

It was agreed to address the letter to Richard Marsh "Director of Place" MDDC.

Also to copy in :-

Angharad Williams, Development Management Manger

Peter Heal, Chair of planning committee

Chris Daw, MDDC Member for continuous improvement

Adrian Devereaux Planning Officer for Weavers Way

The Clerk would circulate the Complaint letter to those attending the Extra Ordinary Meeting which would give those writing to MDDC a template to use.

Pedlars Pool (Creedy Bridge)

A Teams meeting had taken place, organised by James Clements of MDDC, comprising Crediton Town Council, Sandford Parish Council (the Chairman had been invited to attend, and surrounding parishes

It was understood that there were NO changes to the proposed road which would mean traffic exiting the estate, towards Sandford, at East Lodge.

The meeting had decided to meet with the Developers Belway

22/01523/FULL Frogmire Crediton (Sandford)

Erection of 5 dwellings with associated works following demolition of existing agricultural buildings.

Comments from Site Meeting. See Appendix 2

22/01653/FULL Park House Back Lane

Formation of vehicular access and erection of entrance gate from Weavers Way.

Comments from Site Meeting. See Appendix 3

22/01445/FULL St Swithun's Church Sandford (Revised Drawings)
Alterations to cobbled footpaths and erection of handrails
NO OBJECTION

22/01722/FULL I Brady Close Sandford
Erection of Dwelling (Revised scheme)
Previous comments to stand
“It is suggested that MDDC make a site meeting to view this location and then make a formal decision”.

22/01769/FULL Woodparks Farm Coplestone
Change of use from tennis court to sand school
NO OBJECTION

22/00063/MRM Creedy Bridge Crediton (Sandford)Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches etc
It was reported that the deadline for comments had been extended (date not stated).

22/01821/HOUSE Broadview The Square Sandford – Installation of 4 replacement windows
NO OBJECTION

Grants of planning permission

22/01211/FULL North Creedy Farm Erection of wooden lorry port

22/01125/FULL Parish East of Church Street) Sandford Devon - Formation of hard surfacing and access track

12) RECEIPTS AND PAYMENT

The Clerk reported that St Swithun's had printed off 100 copies, of the commemorative service sheet, for the service to remember the late Queen Elizabeth 2.

Historically the Parish Council had paid Hedgerow Print for special service sheets.

It was agreed to donate St Swithun's £50 towards the cost of printing.

Proposed Cllr M Lee, 2nd Cllr Ford, and carried.

Receipts

Lloyds Bank (Interest)	£0.67
------------------------	-------

Payments

Mr M J Vallance Salary £475.00 Use of Home £54, Expenses,postage etc £59.62	£588.62
Sandford Millennium Green (Donation)	£200.00
SLCC (Renewal of Membership)	£112.00
Mr S Mc Culloch (Footpath Honorarium)	£570.00

St Swithun's PCC Grant towards cutting Churchyard maintenance £305.00 plus donation towards printing the commemorative service sheet for the late HM Queen Elizabeth II) £50	£355.00
PKF Littlejohn LLP – Completion of 2021/2022 External audit Information Commissioner	£240.00 £40.00
S J Willis & Sons Ltd (Drainage pipes on the Playing Field)	£1259.22

Cheques signed by Councillors Stephens and Miles.

13) ROADS AND FOOTPATHS – Cllr Stephens reported that the DCC Highway Team had been seen working around the “Swannaton” area.

14) ANY OTHER BUSINESS

a) Noticeboard at the bottom of Rose and Crown Hill – To be discussed at next meeting.

b) Review of office equipment- To be discussed at next meeting

15) Date of next Meeting on WEDNESDAY 1ST NOVEMBER, 7.30PM, AT SANDFORD SCOUT HUT.

There being no other business the Chairman closed the Meeting at 10.07pm

Sandford Parish Council – Appendix 1

Notes taken at an Extra Ordinary Meeting, held at Sandford Scout Hut, on 3rd October 2022.

21/00276/MFUL Fanny's Lane Sandford

Erection of 13 dwellings to include associated landscaping, public open space and infrastructure

“Proposal to require MDDC Planning to Enforce the existing permission and reinstate illegal excavation”.

Present Brian Fyfe (Chairman)

Councillors M Lee, S. Haley, J Stephens, R. Stoye. and G Padgham

S Miles, Ford and E Dalton The Parish Clerk Mr M Vallance

DCC Councillor M Squires Justin Denno (Belfield Homes)

22 Parishioners

- 1) **APOLOGIES** -MDDC Cllr E Lloyd Cllrs D Hope and M Snow.
- 2) The Chairman opened the Meeting by making introductions of those attending. In welcoming Parishioners he explained the purpose of the Meeting as stated on the agenda.

There was concern that the development was proceeding though not in accordance with the approved planning application **21/00276/MFUL Fanny's Lane Sandford.**

Despite efforts by SPC, MDDC Cllr E Lloyd, and Parishioners to MDDC over these concerns no response had been received.

Also to be discussed :-

- a) The proposal by Belfield Homes to raise the level of the Furlongs Footpath.
- b) Concerns over safety issues and potential flooding issues to the homes at Meadowside backing on to the 2 attenuation ponds.
- c) And the proposed footpath from Snows to Creedy View, Furlongs Footpath and the options
- d) Other issues raised by the Meeting.

Accentuation ponds

It was felt that there was not sufficient confirmation/information to dispel the fears of potential flooding issues to the home below the ponds.

Would the ponds be lined ?

Concerns were expressed over the potential safety issues around the ponds.

Would it be fenced ?

Would there be planting of shrubs and trees ?

What provision had been put in place to cope with future weather and global warming ?.

Where would the overflow run to from the culvert ?

Could the Design Report be made available for viewing.

Surely the increased water that ran through the ground would also find its way down to Meadowside ?

There was concern that the earth banks had not been compacted and layered sufficiently to ensure no slippage.

Could Indemnity Insurance be taken out to cover all these concerns.

Levels of the Homes being built

There was concern over the high banks of earth that had been created.

Where these earth banks in accordance with the planning application ?

There was a concern that the earth bank would slide down the onto Furlongs Footpath.

The concerns from the Meeting over the “slope” and “soil” were noted and would be discussed with the Engineer.

Current Furlongs Footpath

The Parish Council were opposed to the latest suggestion (20th September 2022) to “raise the level of the footpath” and had already lodged their objections to this proposal (22nd September 2022).

The Furlongs Footpath was a Public Right of Way and as such no changes to the route etc could be made without the proper legal process being carried out and permission granted.

The footpath, the most used in the parish, was now permanently muddy caused by earth being washed down from the banks that had been created.

Proposed new Footpath from Snows to Creedy View

There seemed a number of options for this.

The preferred option being the one following the route of the old “unofficial footpath”.

There was a suggestion to take the path up against the hedge against “Park House” but this would cause issues over the HA HA, the proximity to the new property against the proposed footpath, and also the proposed new entrance at the rear of Park House.

Use of Land at the rear of the No 1 Creedy View which did not belong to the Developers

It was agreed that this was “unacceptable” and the matter had already been flagged up by the Resident involved as well as the H.S.E and MDDC Planning.

Land to be “gifted” to the Parish.

Exactly what land was being “gifted” to the Parish in accordance with the wishes of the “Gorwyns” ?

It was understood this would be offered to Sandford Millennium Green and Sandford Parish Council with the hope that “legal fees” would be covered.

If neither of these options succeeded the land would this become the responsibility of the “Weavers Way” Management Committee ?

At this point Justin Demmo (Belfield Homes) responded to the issues raised :-

Attenuation ponds

Currently rain water fell on the field and soaked away into the ground.

The attenuation ponds have been constructed in accordance with the technical calculations that are used for this purpose based on the calculated area and rainfall.

This had been the basis of the planning application submitted and approved by MDDC

This also takes into account “climate change” and the “once in 100 years “ principle.

Soil Tests would have been taken to calculate that all of the ponds and the percolation would be constructed to be safe.

(It was pointed out that the Sandford red soil was not of a clay substance and was liable to move).

There was no intention that the ponds would “be full” all the time and the outflow to the water course, including surface water from Brady Close, would occur “slowly”.

This was based on “One metre per second” but to be confirmed that this is sufficient for RED soil.

The foul water would be dealt with separately.

No lining was proposed as it was not felt needed.

A lining would not be Environmentally Friendly and would not allow vegetation to grow in and around the ponds.

Justin would look into the Design and the likely needs for “now and in the future”.

Although no safety fence was required the concerns for safety issues were noted and a “low level fence” would be investigated.

(It was pointed out when the planning application had been discussed at MDDC in Tiverton the Planning Committee, in view of past experiences in the district, had recommended a fence).

Landscaping would be taking place in due course.

Levels of the Homes being built

Comments over the height of the dwellings were noted but these should be in accordance with the planning permission the Meeting was assured.

Current Furlongs Footpath / Proposed new Footpath from Snows to Creedy View

Discussions were already taking place with Richard Spurway (Mid Devon PROW).

Justin was happy to explore the suggested pathway up the side of the Park House boundary but was aware of issues off the HAHA and the MDDC Conservation, the proximity to the new property adjacent to the proposed path, and the issue of the proposed new back entrance to Park House.

Maybe any footpath could be routed around the HA HA. ?

(It was felt the levels up from the Furlongs Footpath might be an issue to be solved. Would steps be needed ?).

He also went through the current proposals for Pedestrians walking through the estate.

The width of the Furlong Footpath was discussed and it was understood that this would need to conform to the "history width"

The comments over spoil overflowing and causing mud on the current footpath were noted and the earth and mud rolling down the slope.

(It was felt that the proposed raising of the footpath levels was merely to "solve building issues" and to avoid moving masses of soil off site.

The proposed footpath from Snows was still to be designed and would be funded by part of the S106 funding for this purpose.

Use of Land at the rear of the No 1 Creedy View which did not belong to the Developers but a trench had been dug out adjacent to the property.

The land beside at the rear of No 1 Creedy View was still owned by "Somerville Homes" being the base for the Calor Gas tanks". Land had been excavated together with the areas around the garden of Number 1 and Number 2.

These comments were noted. Justin was not aware of this and would investigate this issue.

Land to be "gifted" to the Parish.

The remaining land (the ground behind Snows with the tree in the middle) was to be gifted/offered to the Parish and it was assumed this would include legal fees ?

If this did not happen it would become the responsibility of the Management Committee who would be formed by a condition in the sales of the dwellings.

Comments on current planning application

These were noted by Justin. He was also having communication problems with MDDC Planning but as far as he was concerned he was satisfied the development was being progressed in accordance with the current planning application. He was happy that this complied with the design etc.

The final Boundary had not yet been finalised together with who would be responsible for the Bank (? Management Committee) formed through earth moved on site.

FINAL POINTS RAISED BY PARISHIONERS

Site Traffic - There were concerns over the current site traffic which was currently passing through the Village and in the area at the start and end of the School day.

Justin advised that there was a new Team working on site and he would flag this up.

Site Meeting - As the site could not be viewed from Creedy View, or from the Furlongs Footpath. Would it be possible to arrange a Site Meeting giving Parishioners an opportunity to view the current progress of the development.

Justin was happy to explore this suggestion but would need to take take advice on Health and Safety issues.

Gifted land - The “gifted land” in accordance with the “Gorwyns” (previous Owners) could the legal fees be included ? Justin felt this was a possibility.

Open Space – This was discussed and Justin agreed to confirm the final position on Open Space.

Petition – A Petition to MDDC over the apparent non compliance of the original planning permission was discussed but not pursued at this time.

It was agreed that all who wished to should write individually to MDDC Planning to register their concerns.

In closing the Meeting the Chairman advised that the points raised at the Meeting would be discussed by the Parish Council at their meeting on 6th October 2022, together with the feedback from Justin, and would be reported to Parishioners and an update as to what was agreed at that Meeting would be publicised very shortly after.

He thanked Parishioners, and the Parish Council, and Justin for attending and closed the Meeting at 9.30pm.

MJV

5th October 2022

Appendix 2

22/01445/FULL - Frogmire Farm Sandford Erection of 5 dwellings with associated works following demolition of existing agricultural buildings.

Sandford Parish Council wish to object to this application on the grounds listed below :-

- This site is outside the development area described in the local plan and Class Q application; the revised application is land grabbing by plus ~60% from prime farm land over and above the original area of land covered by the Class Q barn 'conversions'.
- 'Although there is an existing planning permission for five houses, being two over and above the Class Q allocation, ' the new application is for substantially larger houses, hence requiring the additional proposed land outside the area covered by the Class Q designation'.
- The agriculture building legislation says 3 buildings are allowed under Class Q registration and this should be the limit of housing allowed on this site. The surrounding rural nature and separation of dwellings indicates that as an acceptable density.
- To mitigate the disruption to wildlife and neighbours and watercourse worries etc surely only 3 should therefore be allowed.
- The Foul Drainage Assessment form FD1 has not been fully completed and refers to an estimated total flow of 4,500 litres per day discharged directly into the adjacent water course. It makes no mention of the fact that the said water course flows through a public amenity The Millennium Green area used by children and parents and dogs, etc, just over the lane.
- It does not state whether, or not, the water supply is from mains or a private supply.
- The existing private supply is thought to be insufficient to supply a further 5 houses.
- As the supply could be from the private supply it has been indicated that there will be insufficient water pressure for any fire fighting.
- Planning conditions should include e.g. conditions that all materials and waste disposal should come/go via Crediton and not through the villages and should be suitable for the village rural environment.
- The water treatment plant is within ~ten metres of a water course on the other side of the track and should be situated further away from the nearby water course to avoid potential contamination and adverse effects on the existing wildlife.
- Access is restricted and 5 extra-large dwellings with two cars (at least) per household and consequent delivery vans etc. would create a large extra amount of traffic flow for what is now a small and quiet individual community accessed over a private lane.
- Residents of Old Frogmire have two young children and own land either side of their lane hence frequently crossing the track! The huge increase in delivery vans through on-line purchasing has created an increase in high-speed traffic throughout the area. Very often the drivers have no concept of speed control.

- Plot one is situated close to Old Frogmire and this would overlook their garden and windows. This dwelling should be sited further from their boundary.
- The ridge height of plot one should not exceed the height of the building it is replacing.
- Wildlife habitats and tree planting should be included with any planning consent to counter the loss of nesting sites and has not been submitted. Is this compliant with application requirements and also the destruction of hedging regulations
- Three dwellings only would limit slightly the access and noise/light pollution and perhaps be more tolerable for existing neighbours and wildlife.
- To mitigate the disruption to wildlife and neighbours and watercourse worries etc surely only 3 should therefore be allowed.
- The septic tank should be located further away from the water course adjoining the lane.
- The Planning Statement submitted Cl 1.4 states 'provided the position is not significantly removed from the existing position' of the new buildings but the proposal is to significantly increase the land grab to enlarge the houses and gardens from the barns.
- Cl. 3.2 states access via the main road but makes no mention of the immediate access is via a private land
- The constant reference to Mansell v Tonbridge and Malling does not say the number of dwellings should be increased by 60% above the number of barns?
- The access routes would be via the narrow single carriageway. Hedgerows are protected under the Hedgerows Regulations 1997 from being removed or worked on without control and hedgerows are defined as inter alia those that are at least 30-year-old. The existing hedges are certainly that age. Therefore, the hedges and trees should not be destroyed.

Malcolm Vallance
 Sandford Parish Clerk
 14th September 2022.

Appendix 3

2/01653/FULL - Formation of vehicular access and erection of entrance gate, Park House, Back Lane, Sandford:

Following our site visit to the above we would like our comments set out below to be noted on this application. :-

- As the application says, the new entrance would mitigate vehicles entering Park House drive from a blind corner more safely.
- The additional road would cut in two the proposed open space opposite Weavers Way Plot Nos: 7-6.
- The additional road would cut across the footpath that will be used by school children, dog walkers, parents and pedestrians accessing different parts of the village more safely than using roads without a footpath.
- How will this gate 'contribute to the assets conservation' as mentioned in the application?
- There is some cob walling that might be impacted, depending on the route of the proposed access.
- There are some specimen trees that are not specifically noted on the application layout route. Otherwise, entry would be through an existing hedge that is self-seeded cherry trees and mature Lleylandii cypress trees which would be regularly trimmed.
- If the entrance is allowed, would the Park House exit onto the drive onto Rose and Crown Hill be shut off?
- Also if there was to be any future development on this site it could also mean that additional traffic along Weavers Way would flow into Rose and Crown hill.
- This proposal will ingress into a conservation area.

Malcolm Vallance
Sandford Parish Clerk
14th September 2022