

## SANDFORD PARISH COUNCIL

Minutes of a Meeting held at SANDFORD PARISH HALL (ANNEXE), at 8.00pm, on Thursday 3 FEBRUARY 2022

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

Cllr G Griffin (Chairman)

Messrs – M Lee, B Fyfe, J Stephens, R Stoye and G Padgham

Mesdame – E Dalton,

Parishioners The Parish Clerk Mr M Vallance

MDDC Cllr E Lloyd and DCC Cllr M Squires (Both left before the end of the Meeting)

One Parishioner

The Meeting started with a **“A moment for quiet contemplation”**

- 1) APOLOGIES were received from Cllrs Miles, Hope, Ford, Haley and Snow

DECLARATIONS OF INTEREST – None

The “ACCEPTANCE OF OFFICE AS A NEW PARISH COUNCILLOR” was completed by Glen Padgham who was welcomed to the Parish Council.

- 2) OPEN FORUM

The Landlord of the Lamb Inn raised the issue of weeds growing on the cobbles outside the pub. It was agreed to discuss this issue later in the meeting.

- 3) MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE CLERK – A complaint had been made over parking issues in Lower Church Street over vehicles, who habitually parked outside their properties, causing an obstruction to other drivers.

The Clerk had referred this matter on to Crediton Police who had responded to say this was a matter for DCC Highways.

It was agreed to refer the matter to James Anstee (DCC Road Safety Officer) to seek his advice.

- 4) The MINUTES of the Parish Council meeting held on 6<sup>th</sup> January 2022 were confirmed and signed by the Parish Council as a true record.

- 5) To report on MATTERS ARISING FROM THE MINUTES

a) Meeting with DCC Road Safety Officer – The proposals and suggestions were still awaited.

The Clerk was asked to follow this up.

It was hoped that the findings could be part of the Consultations planned at the Parish Hall and the morning of Saturday 19<sup>th</sup> March was suggested for this event.

b) Future Public Consultation with the Parish over current issues / Annual Parish Meeting

See above Minute 5 (a).

It was decided NOT to hold an Annual Parish Meeting in 2022.

c) Standing Order Working Party Review

The Working Party had met and had come up with a small number of amendments/revisions. The draft Standing Orders Review document was being circulated and would be formally adopted at a later date.

d) Working Party Meeting to discuss the draft Crediton Neighbourhood Plan – This had taken place and the comments had been agreed and submitted to MDDC. (See Appendix 1)

e) MDDC – 2022 Parishes Boundary Review

The District Council were currently conducting a Parish Review (formally known as a Community Governance Review) which began in November 2021 and envisaged would run for approximately one year.

As part of the process the Council would be reviewing the Boundaries of all towns and parishes in Mid Devon.

There were a number of options that may be considered during the review and these included :

- creating, merging, altering or abolishing parishes
- changing the name of parishes
- the electoral arrangements for parishes (number of councillors, warding)
- grouping parishes under a common parish council or de-grouping parishes.

Any changes as a result of the review would come into effect for the 2023 all-out elections.

The Council fully discussed this matter in detail and felt that the current Parish set up of Sandford Village and the hamlets of New Buildings, West Sandford, and East Village had worked well historically and felt there was no need to change the current Parish Boundary.

However it was agreed to accept a proposal to include “**Knathorne**” and “**Rolestone**” currently on the boundary with Sandford and Morchard Bishop.

Morchard Bishop Parish Council were aware of this proposal.

**IT WAS AGREED THAT THE CLERK SHOULD FORMULATE THE RESPONSE FROM THE PARISH COUNCIL AND CIRCULATE THIS BEFORE ITS SUBMISSION TO MDDC. (1<sup>st</sup> DRAFT APPENDIX 2)**

**Councillors felt there was also a need to re-affirm the Boundary between Sandford Crediton. Councillors were asked to submit their proposals and suggested wording on this matter to the Clerk. Cllr Stephens felt that the proposal by Sandford Parish Council to replace the Boundary Stones in this location needed to be included.**

f) Meeting with DCC Highways at Frogmire and Coppice Lane over the roads flooding and blocked drains. These two meetings had taken place and the necessary works to unblock the drains was on the list of matters needing attention by DCC Highways.

g) Meeting dates for 2022 – The dates, and venues, for Meeting in 2022 was agreed.

**See Appendix 4**

h) Sandford Platinum Jubilee Celebrations (Suggestions)

- I) Thursday 2<sup>nd</sup> June 2022 - Lighting of the Parish Beacon (A National Event)
- II) Friday 3<sup>rd</sup> June 2022 - Church Service (A National Event)
- III) Saturday 4<sup>th</sup> June - Common Players Production of Alice in Wonderland
- IV) Sunday 5<sup>th</sup> June - Picnic at the Playing Field and Presentation of Parish Souvenirs (A National Event BIG LUNCH)

Due to Covid it was noted that the usual Public Meeting to discuss suggestions for Parish Celebrations had been unable to take place.

It was agreed to form a Working Group to discuss the proposals, and finance, to present to the Parish Council at their 3<sup>rd</sup> March Meeting.

Following a suggestion for a fund raising event the Clerk was pursuing the possibility of Ferret Racing at the Parish Hall. This had been a very successful event run by St Swithun's a few years ago.

The Landlord of the Lamb Inn advised that he had booked various forms of entertainment for the weekend (e.g. bands, morris dancers etc). He had it in mind to organise a Street Party along Lower Church Street on Friday 3<sup>rd</sup> June 2022 complete with an appearance by Crediton Town Band.

I) Donation to C.H.A.T.(Churches Housing Action Team) £250 Proposed Cllr Stephens, 2<sup>nd</sup> Cllr Dalton, and carried.

6) POLICE MATTERS No new matters reported.

7) REPLIES

a) South West Water (Drainage issues on the Playing Field) Although there was a matter of water lying on the Playing Field (in front of the Play Area) this was not found to be sewage related. However, they did locate a metal rod in the line near to manhole 9203 which was removed.

**THESE COMMENTS HAD BEEN PASSED ON TO SANDFORD AFC WHO WERE ASKED TO KEEP AN EYE ON THE MATTER AND REPORT BACK.**

**(See Appendix 3)**

b) Charity Commission – Acknowledgement of the King George's Field annual return 2020/2021

8) CORRESPONDENCE

a) Frances Elliott had sent a request for a Dog/Litter Bin at East Village and the Clerk had passed this on to MDDC. The Parish Council were surprised to learn that East Village did not have a Litter Bin already.

b) M Vallance – The Parish Clerk was now a Trustee on Sandford Relief in Need and had taken on the post of Minute Secretary

He asked if the Parish Council would allow him to carry out these duties on the Parish Council Laptop (Two meetings annually to service five Trustees) ?

The Parish Council were agreeable to this suggestion,

c) DALC – 2022 Royal Garden Party nomination – It was agreed to nominate Cllr Elizabeth Dalton. Members Survey – The Chairman and Clerk had completed this survey.

d) MDDC “Plan Mid Devon” The Consultation would run from 31 January – 28 March 2022)

e) St Swithun's (8<sup>th</sup> February 2022) and Millennium Green (29 May 2022) – Use of playing field for parking was agreed.

9) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA - Cllr Hope had sent details of current funding in advance of submitting Grant applications once Andy White (Ministry of Play) had come up with some suggestions and costings.

10) RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEES

DCC Cllr M Squires had submitted a written report and this had been circulated.

MDDC E Lloyd reported that matters being discussed included Budget, Climate change, Diversity, and Energy bills.

As Pedlars Pool was once again in the spotlight it was agreed to request a Meeting with the Company that had, it was assumed, purchased the land

11) PLANNING - CREEDY VIEW 2 – Cllr Stephens had been speaking to Justin Denno (Belfield Homes) and it was understood work was to commence in March. The Council noted the final details for the homes had not yet been agreed by MDDC Planning.

**IT WAS PROPOSED THAT A MEETING TAKE PLACE WITH THE PARISH COUNCIL, MDDC COUNCILLORS, ADRIAN DEVEREUX, AND JUSTIN DENNO TO DISCUSS THE FINAL PROPOSALS FOR “CREEDY VIEW 2”. THE IMPACT OF HEAVY MACHINERY AND DELIVERIES TO THE SITE NEEDED TO BE DISCUSSED AND AGREED BEFORE WORK COMMENCED CLLR STEPHENS AGREED TO CONTACT JUSTIN DENNO AND THE CLERK WOULD CONTACT ADRIAN DEVEREUX (MDDC PLANNING).**

22/00063/MARM Creedy Bridge, Crediton

Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future Crediton Rugby Club and up to 1.1ha of land future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval 17/00348/MOUT Location: Land at NGR 284185 101165 (Creedy Bridge) Sandford Crediton Devon Site Vicinity Grid Ref: 284007 / 100951 Parish: Sandford 43

It was pointed out that Pedlars Pool Lane currently used by Sandford Residents to access the A3072, heading to Tiverton and into Crediton, and vice versa. The planning application proposed that the lane was to be closed off and traffic would have to travel through the built up area of the new estate. Given that most of this would be agricultural traffic, and heavy lorries making deliveries, in Sandford it was felt that this was not practical for both safety and environmental reasons, and that access, to and from the A3072, should continue through Pedlars Pool Lane.

**IT WAS ALSO AGREED TO MAKE A FORMAL COMPLAINT TO THE CHIEF EXECUTIVE AT MDDC OVER THE CONTINUE USE OF CREDITON INSTEAD OF SANDFORD IN THIS PLANNING APPLICATION AND OTHERS (e.g. FROGMIRE).**

Grant of permission

21/02107/LBC & 21/02105/HOUSE 1 Gaters Cottage

Conversion of threshing barn to residential use incidental to the existing dwelling, erection of a garden room, reduce levels to western side of dwelling, alterations to access steps and erection of car port

12) PROPOSED Electric Car Charging Points – Still under enquiry. It was hoped that the power supply could be supplied from the Creedy View 2 development,.

### 13) RECEIPTS AND PAYMENT

#### Receipts

Lloyds Bank (Interest January 2022) £0.20

#### Payments

Mr M Vallance Salary £466.00

CAB £250.00

Mid Devon Transport £100.00

CHAT £250.00

(2021/2022 Precept Donations £1000 (Spent £600 as above) Balance unused = £400)

#### 14) GRASS CUTTING 2022

It was agreed to request quotations from :-

Mr S Mc Culloch- Sandford

Mr M Upcott - Exmouth

Hoopers Services – Sandford

This would include the usual areas for the period 1st April 2022 to 30th September 2022

#### 15) VILLAGE WEEDING NEEDS

The Parish Council were aware of past concerns from Parishioners over Weed Spraying in and around the Village although no one had come forward with an alternative method to deal with the Weed issue.

In the past “weeding by hand” had been tried but the weeds had only grown again during the summer months.

The matter of weeds growing on the cobbles outside the Lamb Inn had already been raised, by the Landlord, in the Open Forum.

The Clerk had made enquiries with local Councils who mostly still used Glyphosate (used in the form of Roundup). This use it was advised had been approved by DEFRA and was supported by a range of wildlife and environmental charities including the RHS, the RSP, and the Woodland Trust.

A flame gun was also suggested but it was understood that the person using this would need to be trained, and certificated, and this was not an option.

**It was suggested that if a parishioner, or group of parishioners, came forward offering to spray the Village weeds with a “vinegar, salt, and washing up liquid solution”, as used by St Swithun's, the Parish Council would consider to trial this for 2022.**

**The Council would cover any costs (e.g. weed sprayer, ingredients to make the solution etc.)**

**It was pointed out that the spraying might need to be carried out on a monthly, or bi monthly basis, during the months from April onwards.**

**(On contacting Jim King (St Swithun's) he advised their Weed Spray solution was made up of 5 Litres of White Vinegar, 1 Cup of Salt and 1 Tablespoon of Washing Up Liquid. He of course stressed the need for this to be used on a dry day).**

16) ROADS AND FOOTPATHS – Cobbled footpath outside the Lamb. Whilst the matter of “Weeding the Village” was in hand it was agreed to attend to this area in advance of the outcome of the Consultation over this issue.

Proposed Cllr Stephens, 2<sup>nd</sup> Cllr Lee, and carried unanimously.

17) BOUNDARY STONES – It was understood that the granite stone had been purchased.

18) ANY OTHER BUSINESS – None

19) Date (and venue) of next Meeting 3<sup>rd</sup> March 2022

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

## Appendix 1

### SANDFORD PARISH COUNCIL

Myrtle Cottage  
Sandford  
Credton  
Devon  
EX17 4LZ

[parishclerk@sandfordparishcouncil.gov.uk](mailto:parishclerk@sandfordparishcouncil.gov.uk)

Telephone Credton 772769

13<sup>th</sup> January 2022

Dear Sir,

#### CREDITON DRAFT NEIGHBOURHOOD PLAN

Sandford Parish Council have asked me to submit their comments on the Plan.

##### **a) SPECIFIC AND GENERAL COMMENTS :-**

- Needs “future proofing” rather than just aspirations
- Destination or transit point from railway.
- Needs improvement / modernising - ? funds
- New development
- Population figures need updating
- New developments e.g. rugby club development
- Also Land owned by DCC as no reference to this
- Based on aspirations without map on how to achieve what does this achieve ?
- e.g. Creedy View 2 focussed on
- How much was desktop study and not reality ?
- Social housing
- Ensure young people can stay in the area with housing and employment
- Infrastructure needs to be improved to keep pace with future development
- We are here : If the place and it is changing as more people come but can we influence how the area evolves ?

##### **b) What is Good**

1. Likes close (varied) good little town / Town Square - TC – The Square is a tremendous asset and all it holds
2. Walks around Credton and excellent dog control
3. Transport links are quite reasonable e.g. town bus and new Okehampton rail opening and more stops
4. Meldon quarry – Stone transporting
5. Aspiration to connect to Tavistock eventually
6. Better work /life balance as working from Home
7. New health centre
8. Historical market town

**c) What is Missing**

1. Village type Hall – decent sized Community Centre / Youth Centres etc  
MDDC and DCC withdrew funding 7 years ago.
2. Employment – working from home a lot – need a business service centre / communication office to offer facilities  
P 21 e.g. Heart Centre (save commuting) - Acknowledgement of changing nature of work place  
(Paul Vincent – Newcombes Park and behind Lloyds Bank)
  - “Manshed” for Repair Cafe more frequently
  - Underused accommodation
  - Affordable and smaller homes and 28% (in Local Plan)
  - Self build plots to buy
  - Further use of accommodation above shops
  - Crediton Town Hall – It is an underused asset. Could it be used as a Community Centre ?

**d) Infrastructure is weak and frequently failing to be addressed.**

**e) What is long term aim / aspiration in 2033 ?**

- Quality employment
- Quality of life for lower paid as previously provided social housing, and a collective effort and funding collective.
- Promote financial services sector to finance self build and green initiatives / banks
- Provision of cheaper housing
- Double taxation of 2<sup>nd</sup> homes, treble on three homes
- Hub of Rural villages and communities
- Improve educational facilities
- Gateway to join things up

**f) CONCLUSION**

1. **It is agreed Crediton and Area is a “fantastic” area to live in incomers have aspirations to help.**
2. **Sandford Parish, and Crediton Neighbourhood, would and need to work together looking forward to mutually improve the area for 2033.**

**g) COMMENTS ON DATA USED AND SOURCES PLUS FURTHER SUGGESTIONS**

- **Population** 7835 from 2011 Census **NEEDS UPDATING**
- **Affordable Housing** – Suggest 28% but MDDC allow Developers to reduce this
- **Own build /Self build** – This should be included
- Objective 1.4 Encourage self build but how many offered so far and some MDDC Cllrs are against
- Average price of a 2 bed starter home in Crediton £190K / £200K (Post covid) values
- **Policy D 4** Income needed £35K / £40 K but Crediton wages more like £24K **NEEDS UPDATING**
- **Parking** – The use of parking wardens and Sunday and bank holiday expense is off putting to visitors .
- **Shops in general** - The whole frontage is tatty and dingy

- **Green Energy** needs greater emphasis
- **Solar energy** should not be on best arable farm land
- Why are not DCC improving **mobile phone coverage** ?
- **Sustainability** – There is a need for a “Repair Shop.

Yours Sincerely,

Malcolm Vallance  
Sandford Parish Clerk

Planning Consultations  
MDDC  
Tiverton



## **[Appendix 2 (Boundary Review)]**

Sandford Parish is in the District of Mid Devon and is situated approximately two miles north of Crediton and some ten miles from Exeter. The parish comprises the village of Sandford and the hamlets of Newbuildings, West Sandford and East Village together with outlying farms and cottages with a total population in excess of 1200.

Sandford is a large rural parish with a great sense of community, and has two pubs, a community shop with Post Office owned and run by the community, a primary school, a recreation ground, plus a Parish Hall and two Churches and many local organisations and clubs. There is also a dedicated footpath/cycleway from Sandford village to Crediton via the 'Millennium Green'.

**The Parish Council, at their Meeting, on 3<sup>rd</sup> February 2022, discussed the MDDC 2022 Parishes Boundary Review.**

**It was not felt any major changes were necessary to the number of Parish Councillors (currently 12). Or to the Parish Boundaries to which we are currently in the process of replacing our missing Boundary stones.**

**However it was agreed to accept a suggestion to include “Knathorne” and “Rolestone” (on the boundary with Sandford and Morchard Bishop) to be included inside the Sandford Parish Boundary. Parish Morchard Bishop Parish Council are aware of this proposal.**

### Appendix 3

Dear Mr Vallance

Thank you for your email which we received on 14 January 2022 regarding flooding in Sandford Playing Fields. I'm sorry that you have had to contact us and for any inconvenience caused.

I've passed this to our Waste Water Team who arranged for one of our Network Technicians to visit the Playing Fields today on 19 January 2022. It has been noted in their feedback that they located the wet patches shown in your photos, and confirmed that this is standing rain and surface water as there was no evidence of debris, fungus or odour consistent with sewage. They also checked the nearest manhole 0102 closest to the saturated area and looked upstream towards manhole 9203 and found no defects. However, they did locate a metal rod in the line near to manhole 9203 which has now been removed.

I trust this resolves matters for you however, if you have any further questions, please feel free to call me on 01392 443911. I'm available Monday to Friday, 9am to 5pm. For your information, please find attached copies of our Complaints Procedure and Customer Promise leaflets.

Yours sincerely

Alexandra Bond  
Customer Manager

## Appendix 4

### **Sandford Parish Council**

#### **Meeting dates, and venues, 2022**

6 <sup>th</sup> January 2022	Sandford Parish Hall Annex at 8.00pm
3 <sup>rd</sup> February 2022	Sandford Parish Hall Annex at 8.00pm
3 <sup>rd</sup> March 2022	Sandford Parish Hall Annex at 8.00pm
31 <sup>st</sup> March 2022	Sandford Parish Hall Annex at 8.00pm
7 <sup>th</sup> April 2022	Sandford Sports Pavillion at 7.30pm
5 <sup>th</sup> May 2022	Sandford Sports Pavillion at 7.30pm
9 <sup>th</sup> June 2022	Sandford Sports Pavillion at 7.30pm (Parish Beacon lighting 2 <sup>nd</sup> June 2022)
7 <sup>th</sup> July 2022	Sandford Sports Pavillion at 7.30pm
18 <sup>th</sup> August 2022	Sandford Sports Pavillion at 7.30pm (Planning Meeting if needed)
1 <sup>st</sup> September 2022	Sandford Sports Pavillion at 7.30pm
6 <sup>th</sup> October 2022	Sandford Sports Pavillion at 7.30pm
3 <sup>rd</sup> November 2022	Sandford Parish Hall Annex at 8.00pm
1 <sup>st</sup> December 2022	Sandford Parish Hall Annex at 8.00pm