

SANDFORD PARISH COUNCIL

Minutes of a meeting held at Sandford Congregational Church Hall 2nd MARCH 2017.

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

Chairman - Mrs E Dalton

Mesdames – Keast, Miles & Yeo. Messrs – Lee, Weedon, Stoye, Snow

Plus Messrs Stephens and Harvey who both arrived during the Meeting.

County Cllr M Squires (Left during the Meeting) Cllr Binks MDDC (Arrived during the Meeting)

One Parishioner Mr M Vallance (Parish Clerk)

1) APOLOGIES – Cllr N Unstead

1a) DECLARATIONS OF INTERESTS

2) OPEN FORUM – No matters raised.

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

a) A request had been received from a Parishioner as to whether enquiries could be made over the possible costs for Sandford to be connected to the Mains Gas?

The Clerk had contacted Wales & West Utilities who were in the process of compiling costings.

b) A Parishioner had written about the old Sandford Parish Council website address

www.sandforparish.co.uk that needed to be closed down following the two new websites since.

c) The Parish Comment Book had a request for Dog fouling signs to be erected at the Creedy View Play Area and the Clerk agreed to contact MDDC.

4) The MINUTES of the Parish Council meeting held on 2nd February 2017 were confirmed, and, following a correction to one of the words used, ~~and~~ signed by the Chairman as a correct record.

5) To report on MATTERS ARISING FROM THE MINUTES

a) Suggestions for the use of the Mill Lane call Box – Three suggestions had been received – Library, Information point for the Parish Walks, and a Food Bank.

IT WAS AGREED TO DISCUSS THE SUGGESTIONS AT THE NEXT MEETING.

b) Creedy View Play area and Car park

The Play Area safety surfacing been satisfactorily completed and an Invoice received for £420 which it was agreed could be paid.

Cllrs Dalton and Weedon had met with a Managing Partner at Veitch Penny (V.P.) in Crediton to discuss the delays in the acquisition of the Creedy View Car Park and Grass Verge from the Gorwyn Trust.

The main issues of concern were the loss of the SPC legal file by V.P. which meant that Cllr Dalton had to go over the history of the proposed 99-year Lease etc. from **December 2015**. V.P. had been told of the Parish Council's disappointment over the losing of SPC's legal file and the long delay in responding to queries, with little response to SPC, and the 'poor' service that had been received. It had been agreed this would be reflected in any final cost of carrying out the work, if indeed there was to be any charge. Additionally, it had been queried if the Gorwyn Trust was willing to gift the land to SPC but still no answer had been received.

There were also long delays in any response by Foot Anstey the Solicitors for the Gorwyn Trust in dealing with these matters. Finally there had been a suggestion that there should be a change of Solicitors?

It was also agreed that unless the land was to be "gifted" rather than be transferred by a 99 year

Lease the Parish Council would walk away from the negotiations.

It was further more noted that the Gorwyns were in the process of selling off the land between Brady Close and the Car Park to two residents living in Brady Close to increase their gardens and without reference to the Parish Council allowing one of the Residents to create a door way on to the Car Park. This made any acceptance of the land even more problematic. V.P. had agreed to carry out a Land Search to confirm this.

CLLRS DALTON AND WEEDON WERE THANKED FOR ATTENDING V.P. ON THE PARISH COUNCIL'S BEHALF AND IT WAS AGREED TO REQUEST A MEETING WITH THE GORWYN TRUST TO DISCUSS THE OUTSTANDING ISSUES.

(Cllr M Lee declared a "Private Interest").

c) Annual Parish Meeting - Final plans were made for the Meeting on 16th March 2017. Mike Saffin would speak on the Devon Air Ambulance. Dr Stephen Miller would speak on the Sandford Defibrillator – Cllr Yeo advised that a Defibrillator Training Session had been arranged at Sandford Parish Hall, 7.30pm, 20th April 2017.

11) REPORTS

As County Cllr M Squires had another Meeting to attend she gave her report.

MDDC were in the process of holding a Meeting with the Residents of "Crofts Estate" to discuss the ongoing Parking issues. The District Council had also created a Litter Picking Team.

Both MDDC and DCC were in the process of agreeing their 2017/2018 Budgets and setting the Precept. DCC had to take into account the Social Care needs when setting this.

DCC were also discussing the School Budget and how the funding was set.

CREEDY BRIDGE – Cllr Squires and MDDC Cllr J Binks had that morning attended a Meeting with Gleasons who were in the process of submitting an Outline Planning application for 326 Homes.

THE NEED FOR GLEASONS TO MEET WITH SANDFORD PARISH COUNCIL HAD BEEN STRESSED AND THEY HAD PROMISED TO MAKE CONTACT,

DCC CLLR M SQUIRES THEN LEFT THE MEETING.

6) POLICE MATTERS – Details had been received of Break ins at Barnstaple Cross. On the same evening that there had been incidents at Bow, Georges Hill Crediton and Newton St Cyres.

7) REPLIES

a) Wales & West Utilities -A response to the enquiry that Sandford be connected to Mains Gas had been received and costings was awaited. (See Minute 3a).

b) Jeremy Atkins (NFU Mutual) had replied to the Sports Pavilion Insurance enquiry stating they did not insure Public Buildings and felt the best option was for the Parish Council to use their usual Contact at Community First.

Community First had sent a revised quote (Zurich Insurance) to Insure the Sports Pavilion (taking out Contents cover) amounting to ££393.25 (with Contents cover £426.25).

c) B.T. had forwarded a copy of the Signed Contract to Adopt the Mill Lane Call Box.

8) CORRESPONDENCE

a) Barratt Homes had sent details of a Public Exhibition (23rd February 2017) in respect of 120 Proposed Homes at Chapel Down Farm in advance of the submission of a Planning Application.

b) Crediton Youth Theatre and Devon Wheels 2 Work had written asking Sandford Parish Council for their support to MDDC for TAP Grant applications.

THIS WAS CONFIRMED BY THE PARISH COUNCIL.

c) Devon Communities Together had sent details of the Renewal of Membership (£50).

d) Sandford Relief In Need gave notice that Mr J Crooke and Mrs J Kinch were due for re-election as Trustees and were prepared to be re-nominated. **THIS WAS APPROVED BY THE PARISH COUNCIL.**

e) DALC had sent the latest Bulletin.

f) A letter of Complaint, from a Residents at “Snows Estate” had been received regarding the new car park at Creedy View and in particular the parking of Camper Vans.

IT WAS AGREED TO RESPOND POINTING OUT THAT THE CAR PARK BELONGED TO THE GORWYN TRUST AND NOT THE PARISH COUNCIL.

9) SANDFORD COMMUNITY SPORTS PAVILION

a) Sports Development Plan and Management Agreement with Sandford AFC

Discussion took place over finalising the Management Agreement with Sandford AFC and the need to include the “whole community” in the use of the Building.

Cllr Weedon agreed to circulate the draft Agreement and arrange a Parish Council Sub Committee Meeting to discuss the draft Agreement.

b) Progress Report No 7 – Andrew Webb (Project Manager) had circulated this and everyone was pleased with the progress

MDDC CLLR J BINKS ARRIVED AT THIS POINT

c) Funding and Provision of Electrical, Plumbing works and Internal Painting – Andrew Webb had written to the Parish Council reminding them that these works, and costs, had been stripped out of the Contract. The time had come for the Parish Council to decide whether this finance (Approx. £20K) could be placed back in the Contract?

The Clerk had been in contact with Lesley Smith (DALC) over the possibility of Sandford Parish Council applying for a Loan Sanction and taking out a Loan of £20K to cover any shortfall in the completion costs of the Sports Pavilion? She had suggested the Parish Council take this route and at the end of the day if the funding was not needed the Loan would not need to be drawn down.

IT WAS PROPOSED THAT SANDFORD PARISH COUNCIL SHOULD TAKE STEPS TO OBTAIN A LOAN SANCTION TO TAKE OUT A LOAN FOR £20k.

PROPOSED CLLR STEPHENS, 2ND CLLR HARVEY, AND CARRIED.

10) PLANNING

17/00235/FULL Pelisty Farm Higher Furzeland Coppleshone
Erection of an agricultural building for the purpose of rearing free range ducks
NO OBJECTION

17/00186/HOUSE Workshop Vellake Sandford
Improvement of existing barn accommodation including formation of gable end, new slate roof and conversion of work shop to music room **NO OBJECTION**

Approval: -

17/00058/CAT The Old Rectory Sandford
Notification of intention to carry out works to 1 oak, 1 cherry, 1 silver birch and to Coppice 1 oak tree within the Conservation Area

16/01914/HOUSE 20 Meadowside Road Sandford
Conversion of existing garage to include erection of a pitched roof to also cover existing passageway and provision of parking bay with dropped kerb

11) TO RECEIVE REPORTS FROM COUNCILLORS

MDDC Cllr Binks gave an update on the District Council Website and on the Budget for 2017/2018.

12) RECEIPTS AND PAYMENTS

Receipts

Lloyd's Bank (Interest February 2017))	£1.46
MDDC (S106 funding Creedy View)	£15933.00
Sport England Grant payment (24/2/2017)	£20926.00
DCC Locality Grant (Sandford AFC to the Sports Pavilion Fund)	£2000.00

Payments

Mr M Vallance Salary Rate from 4/1/2017 £444.63 plus, adjustment £42.92 (£4.40 x 1 month plus £9.63 x 4 months = £38.52) plus, Expenses £42.91 £530.46	
Devon Communities Together (Renewal of Membership)	£50.00
Sandford Congregational Church (Donation for use of Hall)	£150.00
Re-issued cheque - Sandford Parish Council (9662) (2 x £1148 TAP Grants)	£2296.00

Cheques signed by Cllrs Miles, Stephens, and Stoyle

Cheques signed 24 February 2017 By Cllrs Snow, Keast and Yeo	
R.J Stephens (Sports Pavilion Invoice dated 20 th February 2017)	£21944.72*
MDDC (Building Regs)	£684.00 *

*CLLR MILES HAD BEEN ASKED TO CALL AT LLOYDS BANK THAT MORNING TO REQUEST STATEMENTS ON THE PARISH COUNCIL'S THREE BANK ACCOUNTS. IT HAD BEEN DISCOVERED THAT THE SPORT ENGLAND GRANT RECEIVED OF £20,926.00 HAD NOT BEEN PAID INTO THE NEW DESIGNATED SPORTS PAVILLION ACCOUNT BUT INTO THE CURRENT ACCOUNT.

(THE NEW BACS FORM HAD BEEN SENT TO SPORT ENGLAND AND WAS IN THE PROCESS OF BEING ACTIONED).

THE CHEQUE WOULD THEREFORE BE SENT BACK TO MR STEPHENS, DUE TO LACK OF FUNDS, AND HE WOULD NEED TO PRESENT IT AGAIN.

THE BANK HAD SUGGESTED TO SAVE TIME THE PARISH COUNCIL SIGN A LETTER TRANSFERRING THIS AMOUNT FROM THE DEPOSIT ACCOUNT TO THE SPORTS PAVILLION ACCOUNT. IT WAS ALSO AGREED TO TAKE THIS ACTION TO TRANSFER THE MDDC LOCALITY GRANT FROM THE DEPOSIT ACCOUNT TO THE PAVILLION ACCOUNT.

THIS ACTION WAS AGREED AND THE CLLRS WHO WERE SIGNING THE CHEQUES DULY SIGNED THE TRANSFER LETTERS (Cllrs Miles, Stephens, and Stoyle)

THE CLERK HAD BEEN TO SEE MR STEPHENS, EXPLAINED THE POSITION, AND HAD APOLOGISED ON BEHALF OF THE PARISH COUNCIL.

The following transfers were agreed to the Pavilion Account

From Current Account - Sport England Grant (2)	£20,926.00
Also	
From Deposit Account – DCC Locality Grant paid on behalf of Sandford AFC	£2000.00

AT THE SAME TIME IT WAS AGREED TO SIGN AN AUTHORITY, AUTHORISING BOTH THE CHAIRMAN AND THE CLERK, (NON-SIGNATORIES) TO DISCUSS THE COUNCILS BANK AFFAIRS WITH LLOYDS BANK.

12a) REVIEW OF BANKING ARRANGEMENTS APPOINTMENT OF INTERNAL AUDITOR
Number of Signatories and proposal that ALL Parish Councillors become Signatories

IT WAS AGREED THAT THE NEW FINANCE COMMITTEE, TO BE SET UP IN APRIL, WOULD DISCUSS THESE ISSUES.

13) ROADS & FOOTPATHS – Pothole at Sturridge.

14) GRASS CUTTING ESTIMATES RECEIVED 1st April to 30th September 2017.

Three quotations had been received to cut the Grass at the Creedy View play area and around the Sandford Sign – Mr A Hooper, Upcotts from Exmouth, and Mr S McCulloch.

Resolved to accepted the lowest quotation received from Mr S McCulloch

Proposed Cllr Snow, 2nd Cllr Stoye, and carried. MJV to confirm placing of the order to Mr. McCulloch.

13) Adoption of the Sandford Parish Council Freedom of Information policy and Financial Regulations

THESE HAD BOTH BEEN CIRCULATED PRIOR TO THE MEETING AND WERE FORMALLY ADOPTED. Proposed Cllr Yeo, 2nd Cllr Stephens, and carried.

14) SANDFORD CONGREGATIONAL CHURCH DONATION OF USE OF HALL
A Donation of £150 was agreed. Proposed Cllr Yeo, 2nd Cllr Harvey, and carried.

15) ANY OTHER BUSINESS

a) The Annual Village Spring Clean was set for Saturday April 8th Meeting at the Playing Field at 10.30am.

b) The Clerk was asked to contact Rod Carter for an Estimate for carrying out Weed Spraying in the Village in April.

c) Cllr P Yeo, and Lester Yeo, had “tidied up” the Notice Boards in the Square and at the bottom of Rose and Crown Hill and a vote of thanks was recorded.

16) Date of next Meeting 6th April 2017

There being no other Business the Chairman closed the Meeting at 9.30pm.