

## SANDFORD PARISH COUNCIL

Minutes of a meeting held at the Sandford Congregational Church Hall on 5<sup>th</sup> October 2017.

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

Chairman - Mrs E Dalton

Messrs – Weedon, Lee , Unstead, Snow, Stoye. Messrs Harvey and Stephens (arrived during the Meeting) Mesdames – Ford, Yeo and Keast

MDDC Cllr Binks (Part Meeting) DCC Cllr Squires (Part Meeting)

Mr S Trafford (MDDC Planning Officer) Mr N Jillings & Mr R Persey (Placeland)

Six Parishioners Mr M Vallance (Parish Clerk)

The Meeting started with a Quiet moment of Contemplation

1) APOLOGIES – Cllrs Miles

1a) DECLARATIONS OF INTERESTS – Cllr Lee “Creedy View” Car Park (Personal Interest)

1b) Simon Trafford (MDDC Planning) gave a Presentation on “Future Housing Development in Crediton” and in Sandford Parish.

Details were given of the individual proposals and when they were likely to be discussed by the MDDC Planning Committee.

PEDLARS POOL - An outline application had been submitted for 326 homes by Gleasons. However MDDC Planning felt 200 homes a more suitable number.

THIS APPLICATION WAS LIKELY TO BE DISCUSSED BY MDDC PLANNING IN JANUARY 2018.

CROMWELL MEADOW – An application to increase the number of homes at this location, accessed through Willow Walk, had been submitted.

THIS APPLICATION WAS LIKELY TO BE DISCUSSED BY MDDC PLANNING IN NOVEMBER 2017.

CHAPEL DOWNS HIGHER ROAD -

(including 17/01511/MOUT Outline Application for the erection of up to 120 dwellings Chapel Downs Farm/Higher Road (Crediton Hamlets Parish).

A large number of issues had already been raised on this application including Access on to Higher Road. Traffic issues in this area with the increased number of vehicles this would cause to travel through Crediton town centre. Air Quality. Lack of infrastructure in Crediton to support these homes.

Light pollution and Sustainability.

THIS APPLICATION WAS LIKELY TO BE DISCUSSED BY MDDC PLANNING IN JANUARY 2018.

THRESHERS – Outline application for 60 homes

THIS APPLICATION WAS LIKELY TO BE DISCUSSED BY MDDC PLANNING IN NOVEMBER 2017.

HIGHER ROAD - Latest Proposal for 75 Homes in Sandford Parish

This suggestion had been discussed with MDDC with the Agents but no application had yet been

submitted until after the Public Consultation planned in October 2017

Simon Trafford then took questions from the floor.

1c) Presentation by Neil Jillings (Placeland) - “ Proposal for future Development of 75 new homes off Higher Road, Sandford”.

Neil Jillings then gave details of a plan for up to 75 houses, on a narrow strip of land running alongside Higher Road, Crediton, most of which fell within Sandford Parish and outside the Mid Devon District Council housing settlement boundary.

#### CONSULTATION

He said that the scheme was at a very early stage and many of the detailed reports required with a planning application had not, as yet, been prepared, but said that a public consultation to explain a variety of options for the site would be held at Sandford Cricket Club on Wednesday, October 25.

Mr Jillings said it was “a good location” and would help Mid Devon District Council fulfil its housing supply.

He said early discussions had taken place with Mid Devon District Council and Devon County Council to advance the scheme but hoped that a planning application could be submitted before the end of the year.

He told the meeting that it was a long thin field shielded by woodlands and said there would be a buffer zone around the woodland.

Ecological surveys, as well as some with regards to drainage, landscape and visual impact have been completed, he confirmed.

Mr Jillings said the site ran from near Higher Road to Forches Corner.

#### CLOSURE OF HIGHER ROAD TO VEHICLES

He confirmed that one option being considered was the closure of that section of Higher Road, downgrading it for pedestrian/cycle routes.

Traffic, he added, could be diverted through the development site on a dedicated road.

Mr Jillings then took comments and questions from the floor over the increased number of vehicles that would be using Higher Road.

A suggestion was made that “Stone Wall Lane” be widened to take the increased traffic away from Crediton Town Centre.

A new junction at the top of Jockey Hill was also suggested.

Concerns were also expressed as to the Density of the Homes being suggested.

#### **IN CLOSING MR JILLINGS ADVISED THAT A PUBLIC CONSULTATION WAS PLANNED AT SANDFORD CRICKET CLUB ON 25TH OCTOBER 2017.**

**The Chairman thanked the Speakers for attending and they then left.**

1 (d) REPORTS – At this point the Chairman agreed to take REPORTS from DCC Cllr M Squires and MDDC Cllr J Binks.

Devon County Council – Cllr M Squires confirmed that the Highway Proposals for Sandford Square, following the closure of the Consultation period, would now be considered by the DCC H.A.T.O.C. Committee She had written an article for The Crossing giving these details.

The County Council were now in the process of taking on Apprentices and whereas in the past this number had been around 8 or 9 a suggestion was being taken forward to increase this to 25.

MID DEVON DISTRICT COUNCIL – Cllr J Binks had been dealing with Parking issues in Sandford on MDDC property, with the Neighbourhood Officer, including issues over Camper Vans that should not be parked in the District Council car parks.

CLLR SQUIRES AND BINKS THEN LEFT THE MEETING.

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.

Items dealt with by the Clerk during the month had included :-

a) Parking issues at Snows (Rose & Crown Hill end) – The matter had been passed on to MDDC who had, despite referring the matter to their Legal Dept., been unable to confirm the legal position over its use and the suggestion that the Resident at “Hillside had a dedicated parking space. A previous owner had informed the Clerk that this piece of land had been previously rented as a garden from MDDC and when it had become a car park there had been no dedicated parking spaces. The car park from that time had been used on a casual basis by the residents of Snows and the occupant of “Hillside”.

b) Snows Car Park (Snows House end) – A camper van was parking in the car park and was obstructing other car park users – The Clerk had referred this on to MDDC who were in the process of asking the Owner to remove it.

c) Meadowside Boundary Hedge – This was in need of trimming as the view of Residents was being restricted. As the Munday family owned the field, and had previously cut the hedge, Cllr Harvey offered to speak to the Munday family.

d) Parking issues on “Back Lane” - Ownership of “Hunters Lodge” had changed and this now meant there were TWO vehicles regularly parking at this location. As a result it meant children walking to and from Sandford School had to walk out into this narrow part the Road – The Clerk had referred this matter to the Community Policeman who was currently on holiday. A colleague had followed up this matter, and had tried to speak to The Occupants on two occasions without success.

The Clerk had been advised that as there was no pavement at this location the Parking issue could not be pursued.

At the same time the Clerk had approached Sandford School who had responded to say their only areas of responsibility were the front and rear access to the School.

PARISH COMMENT BOOK – An entry had been made, from a Parishioner from Upton Hellions, that on the Monthly visit by the DCC Mobile Library Van there was usually only ONE Customer. The Van visited Sandford and stopped in the Parish Hall Car Park once a month for 30 Minutes.  
**IT WAS AGREED THIS NEEDED TO BE ADVERTISED IN THE CROSSING WITH THE NEXT VISITS BEING 31ST OCTOBER AND 28TH NOVEMBER**

4) The MINUTES of the Parish Council meeting held on 7<sup>th</sup> September 2017 were duly confirmed and signed by the Chairman as a true record.

5) To report on MATTERS ARISING FROM THE MINUTES

a) Suggestions for the use of the Mill Lane Call Box – It was agreed to pursue a suggestion, from the Chairman, to use the Call box for a Book Exchange. Cllr Harvey agreed to speak with Dom Dunn to see whether Sandford Scouts had decided whether or not to take on the task of re-painting the Call Box.

b) Creedy View Car park – Update, review of Finances, and final decision how to proceed .

The Clerk had produced a schedule setting out the Estimated Legal Fees the Council were to be faced with together with the likely setting up costs :-

<b>4) CAR PARK FEES / EXPENDITURE</b>		<b>(ESTIMATED)</b>	
Foot Anstey			
Fees	£2,500.00		
VAT (non recoverable)	£500.00		
Disbursements	£100.00	£3,100.00	
Veitch Penny			
Fees	£500.00		
VAT (recoverable)	£100.00		
Disbursements	£100.00	£700.00	
Car park set up costs			
Barrier	£1,200.00		
Signage	£200.00	<u>£1,400.00</u>	
<b>TOTAL</b>			<b>£5,200.00 *</b>

**FOLLOWING DISCUSSION IT WAS AGREED, BY A MAJORITY VOTE, TO FORMALLY ACCEPT THE OFFER TO AQUIRE THE CREEDY VIEW CAR PARK FROM THE GORWYN TRUST.**

**Proposed Cllr Harvey, 2<sup>nd</sup> Cllr Unstead, and carried by a majority vote of 7 in favour and 3 against.**

The matter of finance was discussed and it was agreed to advise the Gorwyn Trust that the Parish Council did not presently have the funding to cover the Legal Fees (£1900 had already been paid). The matter would be discussed and resolved in 2018 as part of the process of Setting the Precept for 2018/2019.

It was felt that the barrier and signs could be be discussed and dealt with at a later date.

c) Footpath Officer – Mr S Mc Culloch had expressed an interest in taking on this duty and Ros Davies (DCC P.R.O.W) was going to meet with him to discuss the matter further and explain exactly what the duties were.

6) POLICE MATTERS – Parking at “Hunters Lodge” discussed at item 2 (d)

7) REPLIES

a) Grant Thornton (External Auditor) gave notice of the completion of the 2016/2017 Audit.

No issues had been found in the 2016/2017 Accounting year on the finances and the Tendering Process for the Sports Pavillion

2015/2016 - They had raised a small issue with the 2015/2016 financial year which had been signed off concerning entries on the Annual Return which the Clerk had been asked to amend.

Fixed Assets – They stated that these had been depreciated although the Clerk reported this was not the case.

It was agreed to respond to these two points.

In view of the extra time take to deal with the Pavillion matters the cost of the External Audit had risen from the usual £125 to £400.

**It was agreed to reply to Grant Thornton pointing out that the delays in completing the 2016/2017 Audit by them had not doubt added to the increased cost and ask them to re-consider the amount they were asking to be paid. In the meantime the completion of the Audit would be advertised on the Parish Council Website.**

#### 8) CORRESPONDENCE

a) DCC – Notification of Consultation regarding Parking proposals for Sandford Square had closed on 3<sup>rd</sup> October 2017. The comments would now go forward to be considered by the DCC H.A.T.O.C. Committee who would make a final decision on the proposals.

b) DCC Public Transport – Notice had been received of the the award of 369 Bus Transport to Dartline from 16<sup>th</sup> October 2017. There were no changes to the Sandford 369 Time Table. Following closure of the Exeter Bus Station the new Bus Stop in Exeter would be moved to outside of Next.

c) Sandford Congregational Church had written asking whether the Parish Council could “decorate a Tree” for their 2017 Christmas Tree Festival ?

**IT WAS AGREED THE PARISH COUNCIL WOULD TAKE UP THE OFFER AND AS THE CLERK HAD A NUMBER OF PAVILLION PCTURES TO TAKE THIS AS THE THEME.**

d) MDDC had written to ask the Parish Council to list and prioritise any Projects for future S106 Funding ?

**THE PARISH COUNCIL AGREED UNANIMOUSLY TO PRIORITISE THE REFURBISHMENT OF THE PLAY AREA AT SANDFORD PLAYING FIELD TO INCLUDE THE INSTALLATION OF ADULT EXCERCISE EQUIPMENT FOR THE FUTURE S106 FUNDING**

#### 9) SANDFORD COMMUNITY SPORTS PAVILION

a) Fence between the Pavillion and the Play Area  
**ESTIMATE AWAITED** (Cllr Lee Declared an Interest in this item).

Parking Posts - **THE CLERK HAD FOUND POSTS ON LINE AND THESE WOULD BE CONSIDERED.**

Benches Invoice (£1150 paid by Sandford AFC) – **TO BE REPAYED ONCE THE VAT REFUND HAD BEEN RECEIVED.**

b) Funding Update :-

<b>3) SPORTS PAVILLION ACCOUNT</b>	(Balance 30/8/2017)		£1,556.05
VAT refund due			£1,221.55
DCC Locality Grant due			<u>£2,000.00</u>
Balance			£4,777.60
Less Benches	£1,150.00		
Expenses paid by SPC			
1 x B. Regs	£570.00		
Courier Advert	£40.00		
Contract expenses	£105.98		
Drawings	£1,500.00		
Sign	£84.75		
TOTAL		£2,300.73	£3,450.73
<b>Balance</b>			<b><u>£1,326.87</u></b>

**IT WAS AGREED ONCE THE VAT REFUND HAD BEEN RECEIVED SANDFORD AFC COULD BE REPAID FOR THE BENCHES £1150.**

**ALSO THAT, WHEN FUNDS WERE IN PLACE, THE PAVILLION ACCOUNT REIMBURSE THE PARISH COUNCIL (MAIN ACCOUNT) FOR THE EXPENSES PAID IN ADVANCE OF THE OPENING OF THE PAVILLION ACCOUNT (£2300.73) . THE NET BALANCE COULD THEN BECOME THE PAVILLION MAINTENANCE FUND.**

**c) Protocol for accepting Bookings for the Field/Community Room - A RESPONSE WAS STILL AWAITED FROM THE CHARITY COMMISSIONERS AND THE CLERK HAD SENT A REMINDER.**

d) Damage to Building – Following damage, by a BT Outreach van, to the Corner of the Building an estimate had been obtained from Ross Stephens (£210) and had been passed to BT who had approved this for payment..

10) PLANNING

17/01451/HOUSE Maybelle Cottage Sandford  
Replacement of existing extension and conservatory with new two storey extension and linked conservatory  
**NO OBJECTION**

17/01492/FULL  
Lower Shoplands New Buildings  
Conversion of redundant barn to dwelling  
**NO OBJECTION**

17/01511/MOUT Chapel Downs Farm North of Queen Elizabeth Drive Barnstaple Cross  
Outline Application for the erection of up to 120 dwellings (NEIGHBOURING PARISH)  
**THE PARISH COUNCIL AGREED TO OBJECT TO THIS APPLICATION ON THE FOLLOWING GROUNDS :-**

- **ACCESS ON TO HIGHER ROAD**
- **TRAFFIC ISSUES IN THIS AREA, WHICH HAS BECOME THE UNNOFICAL CREDITON BYPASS, AND THE EXTRA VEHICHLES THIS WILL PRODUCE TO TRAVEL THROUGH CREDITON.**
- **LACK OF INFRASTRUCTURE IN CREDITON TO SUPPORT THIS DEVELOPMENT**
- **AIR QUALITY**
- **LIGHT POLLUTION**
- **SUSTAINABLILITY**

17/01536/HOUSE Ash Bullayne Cottage Coppleshone  
 Erection of two-storey and single -story extensions  
**CLLR LEE AGREED TO MAKEA SITE VISIT.**

**Withdrawn** 16/01797/FULL Address: Barn Orchard Higher Furzeland Coppleshone

Proposal: Retention of extension and alterations to general purpose farm building to include first floor farm office and edible and biodegradable flower confetti preparation, drying and packing area. Temporary change of use of part of building to residential use.

11) TO RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEES

Dealt with at item 1 (d).

The Chairman requested that the Finance Committee call a Meeting.

12) RECEIPTS AND PAYMENTS

**Receipts**

Lloyd's Banks (Interest September 2017)	£0.21
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**Payments**

Mr M Vallance Salary £444.63, Use of Home (One quarter) £54,	
Expenses/Postage £139.34	£585.59
DALC (Chairman AGM)	£25.00
Mr S McCulloch (Grass cutting)	£127.50

Cheques signed by Cllrs Yeo and Snow

**THE CLERK ADVISED THAT ALTHOUGH IT HAD YET TO APPEAR ON A BANK STATEMENT MDDC HAD MISTAKENLY PAID THE 2ND HALF YEAR OF THE 2017/2018 PRECEPT (£6436). THIS HAD BEEN PAID IN FULL IN MAY 2017 £12872. IT WAS AGREED ONCE THIS APPEARED ON A BANK STATEMENT THE PAYMENT COULD BE RETURNED TO MDDDC.**

13 ) ROADS & FOOTPATHS – Parking at entrance to Meadowside and Snows - There was a suggestion to paint Yellow lines at the entrance and this would go out to Public Consultation at a later date.

14) There was no ANY OTHER BUSINESS

15) Date of next Meeting 2<sup>nd</sup> November 2017

16) The Chairman closed the Meeting at 9.27pm.

