

SANDFORD PARISH COUNCIL

Minutes of a Meeting held at SANDFORD SCOUT HUT, 7.30pm, on WEDNESDAY 1st FEBRUARY 2023.

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

Chairman - B Fyfe

Messrs – M Lee, Snow, Stephens (arrived and left during the Meeting)

Mesdames – Dalton, Miles, Ford, and Larcombe

No Parishioners Martin Hill (Developer), and Michael O'Connor (Architect),

The Parish Clerk Mr M Vallance

- 1) APOLOGIES – DCC Cllr M Squires, Cllrs S Haley and R Stoye

DECLARATIONS OF INTEREST – None

- 2) The MINUTES of the Parish Council meeting held on 4th January 2023, which had been circulated prior to the Meeting, were confirmed and signed by the Chairman as a true record.

22/01523/FULL Frogmire Sandford Erection of five dwellings

At this point the Chairman introduced the Speakers Martin Hill (Developer), and Michael O'Connor (Architect), who had asked if they could attend the Meeting to give an update on this Revised planning application.

Martin Hill explained that he was seeking full planning permission for the demolition and removal of existing agricultural buildings and associated development, improvement of existing access, to be replaced with five detached two storey dwellings, plus landscaping, and parking arrangements.

Mr Hill had been in touch with the “Neighbours” to discuss their concerns over the previous application. He was satisfied that these matters had been fully addressed, and incorporated, into the current “Revised” Planning application.

In addition a new “passing space” would be constructed further up the lane towards “Coombe Lancey”.

Martin Hill, and Michael O'Connor, then took questions, and comments, from the Parish Council.

The Parish Council were concerned over the encroachment of the proposed development on to “good Sandford agricultural land”.

The Chairman thanked Martin Hill, and Michael O'Connor, for attending the meeting, explained the Parish Council would be discussing the application later in the meeting, and they both left.

- 3) To report on MATTERS ARISING FROM THE MINUTES

- a) 20's Plenty (Signs and DCC nomination)

Discussion took place as to the way ahead on the decision to order the four 20's Plenty Signs designed by former Cllr Glen Padgham.

It was agreed to pass copies of the proposed signs to Michelle Woodgates (DCC Highways) asking for her advice as to whether they would be permitted ?

b) "Weavers Way" final comments submitted to MDDC Planning (See Appendix 1).

c) Suggestion for Sandford Parish Council, from MDDC, to take over Ownership/Responsibility for the New Buildings and Linhay Park play areas

Following research as to the additional cost and responsibility of grass cutting, insurance etc it was felt there was NO advantage to the Parish Council acquiring these two sites. In addition it was pointed out that the play equipment at New Buildings, due to its age, would soon be in need of replacement

The Clerk was asked to inform MDDC that the Parish Council would not wish to take over the two play areas currently being discussed.

d) Local Government Ombudsman "Weavers Way"- The Clerk had sent off details of issues concerning how MDDC had dealt with their Complaint concerning planning issues at "Weavers Way".

e) Electronic Banking – Cllr S Miles had been to Lloyds Bank Crediton to seek advice over Electronic Banking and had obtained details. Whilst the Clerk would have access to the Bank Account any payment would need to be authorised by two nominated Parish Councillors. They would need to have and use the Lloyds Bank App.

(The Clerk had also spoken to local Parish Clerk colleagues and had found that all but one had switched to Electronic Banking).

AS THIS WOULD MEAN A CHANGE TO CURRENT SIGNATORIES ETC IT WAS AGREED TO DISCUSS THIS AFTER THE MAY 2023 LOCAL PARISH ELECTIONS.

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

Grit bins – During the recent "cold snap" issues had been raised over the current grit bins and the need for additional ones in the Parish. The Clerk had reported this to DCC Highways.

Bus Service – Also during the recent "cold snap" there had been the inevitable problems with the 369 Sandford Bus being unable to operate on some days.

The Clerk had emailed Dart Line over this issue and they had responded with an email detailing in detail the issues that the 369 Bus had experienced during this time.(SEE MINUTES7C).

5) OPEN FORUM – No Parishioners present.

6) POLICE MATTERS – A Community Police visit to the Village had taken place on 25th January 2023. Turn out had been poor and disappointment was expressed that this had not been widely publicised in advance The Clerk had been informed that the visit had been advertised on the Crediton Police Facebook page. The Council felt this was insufficient. The Clerk was asked to make enquiries over the possibility of posters being supplied by Crediton Police so these could be put up in advance of future visits

7) REPLIES

a) Ombudsman (Local Government) – Acknowledgement of Complaint

b) Dartline – Update on recent service - Dartline had sent a very helpful response listing the issues that the 369 Bus had experienced during the recent "cold snap" which, bearing in mind the rural area it covered, was only to be expected.

c) MDDC – An official response to the request that Sandford Congregational Church be Listed as an Asset of Community Value had been REFUSED by the District Council.

It was agreed to contact the Congregational Church Federation in Nottingham to see whether they would now consider splitting the Sale into Church and Hall ?

The Clerk agreed to speak to Winkworths (Estate Agents) dealing with the sale to get an update on the offer that it was understood had been submitted back before Christmas.

8) CORRESPONDENCE

a) Nick Silk- It was agreed to pass comments over the 2022 Parish Platinum Jubilee Celebrations, and the 2023 Parish Coronation Celebrations, to those who came forward to organise this event.

b) ROSPA – Play area inspections. These had been provisionally booked for March 2023. The Clerk was asked to enquire whether the recently installed play equipment, and in particular the Outdoor Gym, needed to be included this year ?

c) Elisabeth Clech had written to advise that once again due to blocked drains etc the Junction at Coppice Lane/Dowrich Bridge had been flooded.

This was despite it happening in 2022 when it was understood that the matter would be dealt with. Ctty Cllr M Squires had responded to say that it was “on the List of things to be dealt” with. The Clerk has reported the matter to DCC Highways.

d) MDDC – Despite very short notice the request for 12 Street names for “Libbets Grange” had brought in over 30 responses.

After discussion the following names were agreed to be submitted to MDDC :-

Local Names - Pedlars Pool, Creedy Bridge, Hellions....., and Milestone

Old Field names - Chestnut Field and Surplus Meadow

Reference to Sandford's past prominence in the weaving and cloth trade – Perpetuana and Serge.

Local Birds – Kingfisher, Heron and Egret

Local Trees - Lackham Oak

e) Glen Padgham had sent a letter of Resignation as a Parish Councillor.

The Clerk had responded thanking him for his short but helpful time on the Parish Council.

It was agreed that as there were Parish Elections in May 2023 there was no need to fill the vacant seat at the present time

f) Jean Hope had sent a request for Salt Bin at Linhay Park and the Clerk has passed this request on to DCC Highways. It was pointed out, once again, the icy road at this location was caused by water running down the hill from a spring at the bottom of the turning to Bawdenhayes.

At the same time the Clerk has submitted requests for new bins outside the entrance to Sandford School, and Orchard Close.

Also to ask if the grit bin at the bottom of Brady Close be moved to the top of the Hill.

g) e.char.gy - Details of a new supplier for electronic charging points had been received.

h) St Swithun's – A request had been received for financial support from the “Parish Celebration Fund” towards the Church 500th Anniversary Celebrations had been received.

It was agreed to donate £200 towards the 500 Anniversary Notice to be placed on the Church tower and further details were requested. Proposed Cllr M Lee, 2nd Cllr Stephens, and carried.

9) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA

No new matters reported.

10) RECEIVE REPORTS FROM COUNCILLORS & WORKING GROUPS

- a) Joint Planning Meeting at Crediton 11th January 2023 (Pedlars Pool) – Sandford Parish Council had been represented at this meeting.
- b) MDDC and DCC were both in the process of finalising their Budgets for 2023/2034.

11) PLANNING

22/01523/FULL (Revised x 2) Frogmire Sandford
Erection of 5 dwellings “Additional Drawings and information”

The Parish Council were concerned over the encroachment of the proposed development on to prime “agricultural land”, although they were pleased to note that their previous objections had been addressed.

Also that the Developer had engaged with the "Frogmire" Neighbours to discuss and take into account their Concerns.

However the Parish Council were concerned that as a result of proposed "betterment" for bio diversity etc the Revised Application now included an acre of agricultural land,

As the Parish Council felt unqualified on this issue it was felt that the MDDC Planning Department should make the final decision on this application.

It was felt that if the application was permitted no precedent should be set for forthcoming planning applications in the Parish over encroachment onto agricultural land.

23/00151/FULL Hill View Farm New Buildings
Erection of stables **NO OBJECTION**

23/00098/HOUSE Workshop/Garage at NGR 283205 101672 Creedy Park Crediton S
Installation of 12 photovoltaic PV panels (395 watt) on existing workshop and garage roof
CLLR LEE AGREED TO TAKE A LOOK AT THIS APPLICATION.

23/00119/FULL Land and Garages at NGR 282671 102585 Crofts Estate Sandford
Erection of 5 affordable dwellings following demolition of existing garages with associated parking, landscaping and works
FURTHER INFORMATION REQUESTED FROM THE MDDC PLANNING OFFICER

Grants of Planning Permission

22/02129/HOUSE Broadacre Back Lane Sandford
Alterations to windows, formation of new window openings, and installation of velux window and re-rendering

22/02350/PNSOL Dira Barton East Village Prior notification for the installation of 26 photovoltaic panels.

12) RECEIPTS AND PAYMENTS

Receipts

Lloyds Bank (January 2023 interest)	£11.87
HMRC (Vat refund)	£348.27

Payments

Mr M J Vallance (Salary at new rate from 1 st April 2022)	£557.00.
Salary arrears 10 months at £82 =	£820.00
Holiday pay adjustment 56 hours at £1 =	£56.00
Cheques signed by Cllr Dalton and Snow.	£1433.00

13) ROADS AND FOOTPATHS No new issues raised.

14) TO CONSIDER REQUESTS FOR DONATION/FINANCIAL AID

The following awards were agreed :-

a) Sandford Parish Hall	£250	b) C.A.B.	£250
c) M.D. Mobility	£250	d) Age Concern Crediton	£250

Proposed Cllr M Lee, 2nd Cllr L Dalton, and carried.

15) Weeding 2023

In 2022 “Hand Weeding” had taken place carried out by Volunteers, and a donation made to Sandford Millennium Green.

The Clerk was asked to approach these Volunteers to ask if they would carry out the Weeding by Hand for 2023 ?

16) Quotes for replacement Office Equipment

Three quotations had been received and it was agreed to accept the one from Edworthy Computers in Bow. Proposed Cllr M Snow, 2nd Cllr M Lee, and carried.

It was felt a “more robust” printer than the one suggested was needed.

17) Grass Cutting 2023

Quotes to be requested from Steve McCulloch, Hoopers Services, and Mark Upcott.

These to be submitted in time for discussion at the 1st March 2023 Meeting.

18) ANY OTHER BUSINESS

a) 2023 Coronation of HM King Charles III (May 2023)

As previously agreed on this occasion the Parish Council saw themselves taking on the role of Facilitator.

It was suggested that suggestions for Parish Celebrations could be discussed at the proposed Annual Parish Meeting.

And a request made for Volunteers to come forwards to run the Celebrations.

It was noted that the Parish Hall was already booked for the weekend apart from the Sunday night.

b) Boundary Stones / Boundary Walk – Discuss at next Meeting

c) Annual Parish Meeting – This was set for 8.00pm on the 27th March 2023 in the annexe at the Parish Hall. No Speakers to be invited. Instead an opportunity to discuss Sandford Coronation Celebrations and other local issues.

d) 2023 Parish Elections – It was agreed to publicise the Parish Elections taking place on May 5th 2023 by way of posters and an article in the Crossing.

19) Date of next Meeting 1st March 2023 7.30pm at Sandford Scout Hut.

There being no other business the Chairman closed the Meeting at 10.09pm.

Appendix 1

22/02220/MFUL Land at NGR 283084 102432 (Fanny's Lane) Sandford Devon

Variation of Condition 2 of Planning Permission 21/00276/MFUL - Erection of 13 dwellings to include associated landscaping, public open space and infrastructure - Substitution of agreed drawings to incorporate revised site drawings

This Revised Planning Application was formally discussed at a Meeting of Sandford Parish Council, on the 4th January 2023, when it was agreed to submit the following comments

Open Space

" The space adjacent to the Western boundary, which shows a public walk way entering from Creedy View will be defined as a public open space. The local planning officer agreed that this be designated as a public open space as recently confirmed in relation to the refusal of the planning permission from Park House. This will protect the walk way extant from the corner of the plot as a local asset.

Proposed Footpath West side

The proposed footpath from the Furlongs Footpath up to the Parish Hall, against Park House, was fully discussed and after much discussion it was agreed that, due to the differing levels involved, this was not achievable.

Instead Richard Spurway suggested, and it was agreed, that the Parish Council should request that a footpath "dedicated and recorded on the definitive map of public rights of way" be constructed from the Brady Close end of the development to link up with the new Estate.

Raised Manhole covers on the footpath below Brady Close

It was agreed that the manhole on the path would be dropped to the original ground level. The manhole between the two actuation ponds would be dropped to ground level as appropriate.

Furlongs Footpath (No 23)

At the site meeting the Developer suggested that the levels at the bottom of Brady Close be raised by up to 1.3 meters. The Parish Council were **NOT** agreeable to this proposal as it would completely alter the gentle flowing path and its original solid stoned base.

It was decided that they may allow a maximum of 300mm rise to fill in the hollow and Justin Denno (Developer) was to supply Cross Section plans to show this. However, the Parish Council at their meeting decided that they were not happy for any rise in the level of the footpath.

Having now received the revised plans from Belfield Developments, but noted the final footpath height levels have remained virtually the same as the previous plans. (We also neither received the cross section plans we had asked for at the site meeting) Hence we stand by our decision to retain our original footpath level with no alterations to the levels.

At the site meeting it was also agreed not to allow any spoil to be spread to the south (below) the footpath as this could cause path water logging issues and pressure on the bank against the residential properties.

Built up Bank

The very high level of the Bank now formed between the footpath and new estate has caused much concern locally.

We have been told these had been constructed in accordance with the Engineers calculations and will not cause any future issues.

However we trust the concerns raised at the the site meeting will be noted, and acted upon, to ensure the final bank formed are constructed to standards to alleviate any future potential slippage issues and set back from the footpath

