

SANDFORD PARISH COUNCIL

Minutes of a Meeting held at Sandford Parish Hall, 8.00pm, on Thursday 6th February 2025.

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

Vice Chair – Cllr J Stephens

Parish Councillors - P Larcombe, J Crooke, R Stoye, P Sandys, D Hope, B Fyfe and L Hooper

DCC Cllr M Squires MDDC Cllr M Jenkins Parish Clerk Mr M Vallance

Plus 14 Members of the Public

- 1) Vice Chair's opening remarks – Cllr Stephens welcomed everyone present and congratulated all those involved in a very successful 2025 Sandford Pantomime.
- 2) Apologies Cllrs R Ward, S Miles, S Pope and D Crosby. MDDC Cllr H Tuffin.
- 3) Declarations of Interest - Cllr P Sandys – Lamb Inn Planning (Neighbour)
- 3) The MINUTES of the Parish Council meeting held on 9th January 2025, which had been circulated ahead of the Meeting, were confirmed and signed as a true record. Proposed Cllr Stoye, 2nd Cllr Crooke, and carried.

5) Open Forum

- a) Lamb Inn Planning/ Keep the Lamb Inn Campaign/ Request for SPC to Register the Lamb Inn as an “Asset of Community Value”

Those present urged the Parish Council to support the request to Register the Lamb Inn as an “Asset of Community Value” and set out the reasons and advantages of this action.

A formal Group to “Keep the Lamb” was in the process of being established.

The “Keep the Lamb Campaign” was on the Agenda for Richard Ward to give a Presentation later in the Meeting.

Cllr Crook felt that SPC had only just been asked to support this and needed time to discuss this later on in the Meeting when it appeared on the agenda.

Discussion also took place on the two “Lamb Inn” planning applications, for change of use to residential accommodation, on the Agenda for discussion later in the Meeting.

- b) Furlongs Footpath – Members of the public could not understand why the improvements to the Footpath were taking so long which meant it was, after many months, still “not walkable”.
Cllr Stephens advised that the upgrade could not happen until the legal paper work for the “Gifted land” had been finalised.
The Solicitors were still working on this and further information had been requested.

Michael Lee Seat Update – The original location, on the grass triangle at Weavers Way (behind Creedy View), it had been felt was not the best location for the seat to be used.

It had been agreed that the best location was along the Furlongs Footpath.
Once the Footpath works had been dealt with discussions could take place, with the Lee Family, as to the exact location.

6) Matters Arising

- a) Public seats – The Clerk reported that a resident at “Weavers Way” had spoken to the Chair and had offered to cover the cost of replacing the seat outside the main entrance to “St Swithuns”. RW
- b) Noticeboard bottom of Rose and Crown Hill – An update was awaited. DC
- c) New SPC Website – An update was awaited. DC
- d) New gov.uk email addresses for Councillors - One Councillor had so far changed to the new gov.uk email address.
As others were having problems over this it was agreed to ask Cllr Crosby to re-send the instructions. DC
- e) Setting up a Sandford Speed-watch group – An update was awaited. RW
- f) Neighbourhood Planning – An update was awaited. RW

7) Committee feedback from Meetings including any matters to be ratified by the Parish Council

- a) Planning Committee – No Meeting had taken place JS
- b) Finance Committee

Due to the damage to the Pavilion, on the day of the Meeting (27th January 2025), the meeting had been postponed.

The Clerk drew to the Councils attention some of the matters that had been on the Agenda for discussion and were in need of being dealt with :-

i) Lloyds Bank Balances 31st December 2024

Deposit Account	£43764.18	
Current Account	£500.00	
Pavilion Account	£884.80	
Term Account (£20K)	£20,00.00	
Short Term	£10232.38	TOTAL £75381.36

ii) Review of Accruals / Reserves – To be dealt with as a priority at the next Finance Meeting

iii) MDDC Invoice for Casual Election (see Minute 11b).

iv) Cheque 001929 (dated 2nd January 2025 payable to Mr M J Vallance £659.90) had been returned by the Bank. This had been re issued on the 28th January 2025 the Signed by Cllrs Stephens and Ward.

v) The Fixed Term Deposit (£20K) had Matured on 15th January 2025.
It was agreed to re-invest this amount for a further 6 months.
Proposed Cllr Hope, 2nd Cllr Fyfe, and carried.

c) Communications Committee No Meeting had taken place DC

d) Play Area Committee The baseball hoop had now been installed, the surfacing was nearing completion, and the Court would be in use shortly. DH

e) Projects Committee - It was agreed to hold a meeting to discuss Parish Events to mark the 80th Anniversary of “Victory in Europe Day” May 8th 2025. PS

f) Staffing Committee – A proposal from Cllr Fyfe that a Meeting take place that evening. after the main meeting had ended was agreed. BF

8) Planning

25/00028/CAT - Proposal: Notification of intention to fell 1 Oak tree within a Conservation Area Graveyard St Swithin Church Back Lane Site Vicinity Grid Ref: 282845 / 102549

NO OBJECTION

25/00062/CAT “The Lynch” Sandford - Removal of 2 Cypress trees within the Sandford Conservation Area

NO OBJECTION

24/01833/FULL Erection of an extension to cubicle building and roof over existing feed yard Location: Land and Buildings at NGR 282315 102370 Town Barton Sandford

NO OBJECTION

25/00040/FULL - Change of use and conversion of public house to 3 dwellings (Use Class C3) Location: Lamb Inn The Square Sandford

25/00041/LBC – Listed Building Consent for the conversion of public house to 3 dwellings Location: Lamb Inn The Square Sandford

The Clerk had been in contact with the Planning Officer at MDDC dealing with the case. Confirmation had been received that as the date for comments was 6th March 2025 the deadline for submitting the Parish Council comment could be extended by 7 days and a response was awaited.

These two applications were discussed in detail and the Parish Council agreed to Object to them both.

The objections raised included that the application, and design, were “ill conceived”.

There were lack of parking issues, and also the loss of a Parish Community venue.

Cllr Fyfe agreed to put together the Parish Council’s Objections.

24/01737LBC “Ivy Cottage” Kennerleigh LBC for internal alterations to include 2 internal walls to enclose a bedroom – Cllr Stephens took this application away to study. JS

Grants of permission :-

24/01685/FULL Erection of an Agricultural building – “Long Barn” Crediton

9) Items for Discussion / Proposals

- a) i) 2025 Grass Cutting – It was agreed that the Clerk would put out a Tender for the 2025 Grass Cutting on the Sandford Scene FB page.

ii) Weeding – Di Martin confirmed that her Band of Helpers were willing to hand weed the Village as in 2025.
A Village Spring Clean was planned for 26th April 2025.
- b) “Keep the Lamb” – Cllr Sandys, in the absence of Cllr Ward, read out the statement that had been prepared in advance. (See Appendix 1)
- c) Damage to the Sports Pavilion update – The Clerk reported, that on the afternoon of 27th February 2025, a vehicle had driven into and caused structural damage to the front wall of the Sports Pavilion.
The driver of the vehicle had not come forward and remained unknown.
The Clerk had immediately electronically reported the matter to the Council’s Insurer’s (Zurich). And after several phone calls was still awaiting acknowledgement. It was reported that on the afternoon in question the car park had been so full of vehicles that the Jewson’s lorry had experienced difficulties in delivering materials for the basketball court.
In the meantime, Sandford AFC were in the process of obtaining quotations for the damage to be repaired.

Discussion then turned to who should be using the car park ?

The Clerk understood that as this was a King George's Field, until 2036, the car park was " for the use of Sandford AFC and Users of the Field".

Cllr Sandys felt this should be a Public Car Park.

The Clerk agreed to contact KGF for their ruling and advice.

10) Council Feedback

- a) Mid Devon District Council – MDDC Cllr M Jenkins reported that the Sandford Zedpods had been delayed, due to Utility issues, and would not now be occupied until March 2025.

He went on to give details of the two "Lamb Inn" planning applications. and information on how Community Asset requests were dealt with.

Although he was on the MDDC as he had Declared an Interest he would not be taking part in discussion. He had "called in" the application which meant it would be discussed at a future MDDC Planning Meeting. At the Meeting Parishioners were able to attend and, if they gave advance notice, were permitted to speak.

- b. Devon County Council - DCC Cllr M Squires reported that DCC were still in discussion over the proposed "Devolution for Devon".

Cllr Squires was concerned that if the £2000 DCC Locality Budget offer was not taken up by 31st March 2025 the Footpath funding would be lost.

Cllr Sandys agreed to put together a revised scheme to include this funding for the current "Furlongs" footpath up grade. **PS**

10) Correspondence

- a) Lloyds Bank – The Bank had written to say the Fixed Term Deposit (£20K) had Matured on 15th January 2025. (Dealt with at item 7b)
- b) MDDC – A reminder, and potential legal action over nonpayment of the Casual Elections costs had been received.
It had also been confirmed that the invoice for £5769 was correct and had been calculated in accordance with the "old" MDDC Costings.
The costings had been reviewed and any future Casual Elections would be charged in accordance with the "new" higher charges.
- c) Mike Snow had written complaining over the long delays by DCC Highways to resolve "flooding issues" in his area.
- d) ROSPA – The Parish Council had received notification of the 2025 Play Areas Inspections due in March 2025 and it was agreed to take up this offer.

- e) Glen Padgham had sent a request from the “Keep the Lamb Inn” group for the Parish Council to Register the Lamb Inn as a “Asset of Community Value”.
This matter was discussed in detail.
Cllr Larcombe felt there was a conflict with the Rose and Crown.
After discussion it was unanimously agreed that Sandford Parish Council would submit an application, to MDDC, to List the Lamb Inn as an “Asset of Community Value”.
Proposed Cllr Sandys, 2nd Cllr Crook, and carried.

f) Replies

- a) DALC – Training event – A number of dates were available in April.
The cost could include up to 25 Delegates and it was suggested that neighbouring Parishes be invited to attend.
- b) MDDC Casual Election invoice. (Dealt with at Item 10b).

11) Matters referred to the Clerk / Police matters

- i “Declarations of Interests by Parish Councillors”
- ii Display of planning applications
- iii The Stagecoach 369 Bus Service

The Clerk had directed those raising these issues to the appropriate source for dealing with these matters

12) Receipts and Payments

Receipts

Lloyds Bank Interest (January 2025)	£35.65
Lloyds Bank Short Term interest	£41.00
Lloyds Bank Long Term interest	£352.88
HMRC (VAT repayment)	£18.39

Payments

Mr M J Vallance (Salary)	£659.90
Vision ICT Ltd (Setting up gov.uk emails)	£168.05
Donations/Grants	
Sandford AFC	£125.00
Mid Devon Mobility	£125.00
CAB	£125.00
CHAT (Church Housing Action Team)	£125.00

Cheques signed by Cllrs Stephens and Stoyale.

13) Councillors Forum

Problems were discussed over the 369-bus service and the current delays.
It was agreed the problem was due to road works at Morchard Bishop.
This meant the bus had to exit MB drive down the A377, and enter Sandford from Copplestone.

There being no other business the Vice Chairman closed the Meeting at 9.50pm.

Next Meeting 6th March 2025 8.00pm at Sandford Parish Hall.

Appendix 1

Dear Parish Council

Campaign to keep the Lamb

Nick Silk, Landlord of the Lamb Inn has signalled he wants to retire. He has tried to sell the Pub on the open market for the last three years. He has also stated that he would like the Lamb to remain a pub and with his Pub Managers support he has kept the pub open.

There is a planning application for change of use submitted by the Landlord. This is to protect his financial interest if the community buy out does not come good.

The campaign to KEEP the Lamb Inn as a group formed early in January in response to the above. The group is working to generate support for the pub and will hold a public meeting in the Village Hall on 22nd February to present proposals and to hear from the community.

The Campaign group are in touch with the Plunkett Foundation and CAMRA who are both organisations with experience in supporting community pub buy outs.

They have advised us to encourage community engagement, which we have started with a Facebook page. They also advised us to apply to make the Lamb an Asset of Community Value (ACV).

We have also spoken to all the Community owned pubs locally, including the Drew Arms to see what we can learn from them.

Our plan is to create an incorporated organisation to raise the bulk of the funds needed to purchase the pub. The funds, we hope will come from three sources: crowdfunding, sale of shares in the business and grants.

The purchase price would be negotiated following a valuation by advisors appointed by the campaign group and a negotiation with the Landlord.

To apply for an ACV requires either the Parish Council or another organisation to make the application.

We have approached the Rose and Crown and I have been told they feel the opening or closure of The Lamb would not affect their trading practices and they do not object to the ACV.

For the campaign group to apply for an ACV we would need:

- 21 people to support the application (which we have)
- A Constitution (which we have)
- An application for ACV to Mid Devon District Council

The Parish Council may wish to make the application for ACV it would not involve them any further in the campaign to KEEP the Lamb Inn. They will respond to the planning request for change of use.

Council members who are part of the Campaign group or have a pecuniary interest in the company to be formed would need to declare that in their register of interests as a councillor. This may exclude them from any further Council discussions on the matter.

The Campaign Group will endeavour to keep all informed on the progress of the campaign.

Richard Ward "Keep the Lamb"

