

SANDFORD PARISH COUNCIL

Minutes of a meeting held at Sandford Congregational Church Hall on 3rd May 2018.

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

Chairman - Cllr E Dalton

Messrs – Lee, Snow, Weedon, Unstead, Stoyle and Stephens (arrived during the Meeting).

Mesdames Yeo, Ford and Miles.

DCC Cllr M Squires (left during the Meeting)

MDDC Cllr J Binks (arrived during the Meeting)

Crediton Town Councillor Liz-Brookes Hocking (part Meeting)

4 Parishioners Mr M Vallance (Parish Clerk)

The Meeting opened with a Quiet Moments of Contemplation

- 1) APOLOGIES – Cllr Keast.
- 2) DECLARATIONS OF INTERESTS – Cllr Lee “Creedy View” Car park.

- 3) 17/00348/MOUT Land at NGR 284185 101165 (Creedy Bridge) Sandford

Residential development of up to 257 dwellings and upto 5 Gypsy and Traveller pitches; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlarspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations

The Chairman reported on the Meeting with Gleeson's and the Parish Council on the evening of the Public Exhibition on 16th April 2018.

(SEE APPENDIX 1 NOTES OF MEETING WITH THE PARISH COUNCIL AND GLEESONS)

Simon Trafford (MDDC Planning) had advised “All the comments that have already been submitted will be considered in the determination of the application. There is no need for Parishioners to re-submit their earlier comments as these will remain on record and will be summarised for members when a report is prepared for their consideration. However given that the application details as they are to be revised are quite significant, it is the scope of the proposed changes that should be the focus of any further comments that are submitted”.

Discussion then took place over the latest application which now included 257 dwellings rather than the previous 327 dwellings.

Pedlars Pool Lane Closure – Concern was expressed over the proposal to close Pedlars Pool Lane.

Was it possible to close an Ancient Road ?

It was agreed that any traffic from the East Lodge/East Village direction, to access the A3072, would have one of two Options :-

- 1) To drive through the new Estate.
- 2) Drive through Sandford and down Jockey Hill into Crediton thus getting caught up in the bottle neck at the bottom.

CONCERN WAS ALSO EXPRESSED THAT FARM TRAFFIC, LORRIES, AND OTHER LARGE VEHICLES WOULD NEED TO TAKE THIS ROUTE.

The question was also raised as to how Construction Traffic would access the Site ?

IT WAS AGREED DCC CLLR SQUIRES, AND MDDC CLLR BINKS, WOULD NEED TO DISCUSS THESE CONCERNS WITH THE MDDC PLANNING OFFICER.

Crediton Town Councillor Liz-Brookes Hocking advised that the Town Council were to hold a Meeting with Ian Sorensen (DCC Highways) on 17th May and Sandford Parish Council were invited to attend this Meeting.

She also stated that the Town Council were keen to meet with Sandford Parish Council to discuss various aspects of the Application.

The Chairman felt that Sandford Parish Council had already considered the proposals to develop this site and their comments had been submitted to MDDC on the 27th April 2017.

She pointed out that on the previous application Crediton Town Council had not submitted any comments.

Discussion then turned to :-

- The proposed School, its location, and Funding ?
- The proposals to relocate Crediton Rugby Club.
- The loss of Trees.
- The need for the Development to be “well connected to the Town”.
- Access to the site by the Emergency Services.
- Affordable Homes (MDDC Cllr Binks once again suggested that Sandford Parish Council carry out a Housing Needs Survey).
- Allocation of S106 Funds – It was suggested to hold a Meeting with Simon Trafford (MDDC Planning) to discuss this matter and MDDC J Binks offered to arrange this.

The Chairman asked Parish Councillors to come up with suggestions for S106 Funding.

Suggestions already included :-

- Cycle Trail to Crediton to meet up with the proposed Cycle Trail from Crediton to Exeter.
- Destination Play area.
- Extra Education needs for Sandford School.
- Affordable Housing.
- The proposal to set up a Management Committee for the Development.
- Play Area (This would not be Adopted by MDDC).
- Infrastructure.

4) OPEN FORUM No items raised.

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

The Parish Comment Book contained an entry regarding pot holes in “Gay Lane” which were still awaiting attention. (DCC Cllr M Squires confirmed that this was in hand).

Also mid month the Clerk had received reports of a shed being erected, and other building works, in the Sandford Conservation Area at the top of Rose & Crown Hill. This matter had been passed on to MDDC Dept. who were dealing with the matter.

It was also reported that the shed was causing Visibility problems to drivers on Rose and Crown Hill and the Square.

6) The MINUTES of the Parish Council meeting held on 5th April 2018 were confirmed and signed by the Chairman as a true record.

7) To report on MATTERS ARISING FROM THE MINUTES

a) Sandford Relief in Need – Jill Kinch (Chairman) gave a short Presentation on this Parish Charity .

This had previously been a number of separate Charities and in 1900 had been amalgamated as “Sandford Consolidated Charity”. From 1980 had become “Sandford Relief in Need Charity”.

The money from investments was paid out in the form of “Monthly Pensions” to “means tested” Parishioners who's details were confidential to the Charity.. There was no set number of “Pensions” awarded Annually this depended on the take up to the annual advert posted in the Parish.

There were 7 Trustees two of these being Appointed by the Parish Council plus the Resident Sandford Priest in Charge.

Jill Kinch then took questions from Councillors, was thanked by the Chairman for attending, and then left the Meeting.

b) General Data Protection Regulation – The DALC had advised that the Government had now agreed that Parish Councils' would not need to appoint a GDPR Officer although they would not be Exempt to this Legislation.

c) Best Gardens etc Contest – Cllr Lee agreed to ask the Proprietors of “Tuckers” in Crediton whether they would Judge this Event ?

d) New Buildings call box - Cllr Unstead was still making enquiries over the future Adoption of this call box. Also the possibility of a Defibrillator being installed.

IN THE MEAN TIME IT WAS AGREED TO FORMALLY “ADOPT THE NEW BUILDINGS CALL BOX”. Proposed Cllr Ford, 2nd Cllr Stephens, and carried.

e) Village Litter Pick – This was in had for 12th May 2018 and details had been circulated to Sandford Scouts and Sandford School.

f) “Creedy Bridge Public Exhibition (16/4/2018) – Notes attached at APPENDIX 1

8) POLICE MATTERS – The Community Policeman had agreed to monitor the issue of Scooters and Skate Boarding being used on the Highway and the ongoing safety issues.

8a) ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Chairman Cllr E Dalton Proposed Cllr Snow, 2nd Cllr Yeo, and carried
Vice-Chairman Cllr M Snow Proposed Cllr Yeo, 2nd Cllr Miles, and carried.

A Vote of thanks was proposed to Cllr J Weedon for his time as Vice-Chairman.

A REFRESHMENT BREAK THEN FOLLOWED.

9) REPLIES

a) Veitch Penny – The Chairman reported on the latest paper work on the transfer of “Creedy View” car park from the Gorwyn Trust.

It was understood that Mrs M Ellis (Gorwyn Trust) would NOT take up the suggestion, from the April Parish Council Meeting, to hold another Meeting with the Parish Council.

Four questions now needed to be addressed and answered :-

- 1) Does the Parish Council want to accept the terms and conditions without alteration ?
- 2) Does the Parish Council want to query them and get them altered to be reasonable ?
- 3) Does the Parish Council want to pay more money to get proper legal advice ?
- 4) Can we get more specific information from MDDC planning department ?

There was concern over the excessive number of Conditions being included by The Gorwyn Trust.

The question was asked once again should the Parish Council continue Negotiations ?

It was felt that in view of the cash already spent on Legal Fees, and the long term benefit to the Parish to have this extra Car Park, Negotiations **MUST** proceed.

DISCUSSION THEN TURNED TO THE QUESTION AS TO WHETHER AS PART OF THE DEVELOPMENT THE DEVELOPERS HAD BEEN OBLIGED TO PROVIDE A CAR PARK ? THE CHAIRMAN HAD BEEN ENDEAVOURING TO OBTAIN THE ANSWER TO THIS QUESTION FROM SIMON TRAFFORD AT MDDC PLANNING.

PROPOSAL – Once a response was finally received from Simon Trafford (MDDC Planning) “If there was NOT a Condition for the Developers to provide a Car Park the Parish Council complete the necessary paper work to finally transfer the Car Park to Sandford Parish Council”.

Proposed Cllr Stephens, 2nd Cllr Yeo, and carried.

b) Fields in Trust – The Clerk had written to ask “Could Sandford Parish Council used the King Georges Field Sandford Charity number when making Grant application ?”.

Fields in Trust suggested that the Parish Council take this matter up with the Charity Commission and the Clerk had written to them to enquire ?

c) Simon Trafford (MDDC Planning) – Response to the question “It is necessary to re-submit comments on the Creedy Bridge Planning Application ?” **SEE ITEM 3.**

10) CORRESPONDENCE

a) Victoria Albrighton had written suggesting that the Parish Council erect a number of Hanging Baskets in and around the Square.

It was agreed to respond pointing out that this had been tried previously but as people forgot to water their Basket, and B.T. had for Health & Safety reasons advised that Baskets could NOT be hung on telegraph poles, this had been discontinued.

For these reasons it was agreed not to take up this suggestion.

b) Crediton Town Council Training Event General Data Protection Regulation (£40.00) – As MDCC were intending to organise a Training Event it was agreed not take up this offer.

c) Mrs S Williams (Sandford Arts Festival at the Lamb Inn 7th July 2018) – A request for over night Parking on the Playing Field had been received. **A POLICY DECISION WAS MADE NOT TO ALLOW OVER NIGHT PARKING ON THE FIELD. (It was suggested that the writer contact Sandford Parish Hall).**

d) The Clerk had received an email regarding a Meeting with Mel Stride MP to discuss “Gigaclear at Sandford” the following day 4th May at 3.00pm. The Venue had yet to be decided.

11) SANDFORD COMMUNITY SPORTS PAVILION

a) Damage to Pavillion – Still awaiting Ross Stephens to deal with this matter. Cllr Snow had reminded him and Cllr Lee also agreed to remind him

b) Parking Posts – Cllr Harvey not present.

c) Dog Signs – Still awaited.

12) PLAY AREA UPDATE –

A very successful Meeting with a Representative of Sovereign Play, members of the Parish Council, and Parents, had taken place.

One of the suggestions made by the Sovereign Representative was to re-paint and “make good” any current equipment in the short term and take up the offer by Parents to organise a Work Day at the Play Area.

A suggestion was also made to purchase one piece of equipment at a time subject to finance rather than try to completely refurbish the Play Area and this as the focal point for Grant applications and fund raising.

It was agreed to organise a fund raising event as part of the suggested mark the First Anniversary of the Sports Pavilion.

IT WAS AGREED ONCE ESTIMATES HAD BEEN RECEIVED FROM SOVEREIGN PLAY TO CALL A PLAY AREA MEETING, PLUS PARENTS, TO DISCUSS THE WAY AHEAD.

13) PLANNING

17/02061/MFUL Crediton Garden Centre, Barnstaple Cross, Crediton (Neighbouring Parish)

Proposal: Remodelling and modernisation of existing garden centre following demolition of existing structures, to include erection of retail areas, cafe, and warehouse, formation of new vehicular access, provision of parking areas, and landscaping

NO OBJECTION SUBJECT TO ADEQUATE SCREENING OF THE SITE, THE PLANTING OF TREES, AND SIGNAGE NOT BEING TOO OBSTRUSIVE.

Grants of permission :-

18/00355/HOUSE Venn Farm Sandford Erection of side extension following demolition of existing

18/00127/LBC & 18/00124/HOUSE "Fishers" New Buildings

LBC for Consent for internal and external works to include: alterations to roof structure to allow re-building of chimney stack and installation of flue, installation of 2 additional windows, erection of porch, repairs to thatch, installation of heating system, installation of first floor bathroom, lowering level of ground floor to install underfloor heating, conversion of bathroom to utility room, change of ground floor window to door, and removal of 2 internal walls on first floor & Alterations to roof structure to allow re-building of chimney stack and installation of flue, installation of 2 additional windows, change of ground floor window to door, and erection of porch

18/00526/FULL Land adjacent Wayside Cottage West Sandford Change of use of land to manège for private equestrian use

NO OBJECTION

C

18/00459/FULL Aller Barton Sandford Construction of an earth lined slurry lagoon

NO OBJECTION

14) TO RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEES

MDDC Cllr J Binks reported on matters dealt with during the month including discussions on :- Creedy Bridge, J27, Lidl's proposal to have a store in Tiverton and the M.D.C. Partnership.

15) RECEIPTS AND PAYMENTS

Receipts

Lloyd's Bank (Interest April 2018)	£0.27
HMRC (VAT refund)	£93.46
MDDC (Half year Precept 2018/2019)	£8002.50
Western Power (Wayleave)	£4.76

Payments

Mr M Vallance Salary (New rate from 1 st April 2018)	£449.00
Mr R Carter (Weed spraying)	£240.00
DALC (Annual Sub)	£291.83
Devon Communities (Annual Sub)	£50.00
Mr C Cole (Internal Audit)	£60.00
Mr S McCulloch (Grass cutting)	£110.50

Cheques Signed by Cllrs Snow and Stoyle

16) Presentation of the 2017/2018 Accounts.

The Clerk Presented the Accounts, which had been circulated, showing a Balance of £6568.93 at 31st March 2018.

The Internal Audit carried out by Mr C Cole and no problems had been found.

The Accounts were duly confirmed and adopted by the Meeting.
Proposed Cllr Miles, 2nd Cllr Yeo, and carried.

16a) Completion of the Annual Return for 2017/2018

The Chairman, and Clerk, signed off the Annual Return.

(It was noted that several local Parish Councils' would NOT have to have their Accounts Audited Externally this year as their Turnover did not exceed £25K).

16b) Discussion of balances/reserves at 1st April 2018 – Discuss at the June Meeting.

17) ROADS AND FOOTPATHS See Parish Comment Book entry.

18) ANY OTHER BUSINESS

a) Cllr Yeo reminded the Parish Council that the Call Box in Mill Lane was still awaiting re-painting.

b) Cllr Snow advised that Sandford Parish Hall were one of the Charities adopted by Tesco's for the their Tokens during the months of May and June 2018.

19) Date of next Meeting 7th June 2018 at SANDFORD COMMUNITY SPORTS PAVILION.

THERE BEING NO OTHER BUSINESS THE CHAIRMAN CLOSED THE MEETING AT 9.40PM.

APPENDIX 1

Creedy Bridge, Crediton – 17/00348/MOUT

Presentation to Sandford Parish Council, 16.04.18, by Gleeson Strategic Land (with explanatory additions from SPC).

P.1. Outline:

1. *Local plan allocation:* was originally designated 165 dwellings, increased to 200 to meet current central government direction; the current application is now 'reduced' to 257 from 326.
2. *Housing land supply:* currently MDDC supply falls short of the 5000 no of units required by the national land supply sufficient for 5 years.
3. *Application background:* originally had a reserve designation included employment and industrial but was changed to amplify land supply requirements with no employment provision.
4. *Original submission:* 326 units + old peoples home and school and possibly gypsy and traveller sites.
5. *Revised scheme:* 257 units, omitting employment and including 5 traveller and gypsy pitches.
6. *Community infrastructure and financial contributions:* £1.9million.
7. *Consultation:* the original consultation had little detail but concentrated on exploring e.g. the environment, and opportunity for density, etc. and also provision for the rugby club.
8. *Questions:*

P.2 Local Plan Allocation:

shows original adopted policies map 2013 and proposed modifications 2018. MDDC formally released THE SITE FOR DEVELOPMENT, August 2015.

P.3 Housing Land supply:

Infographic showing purported deficit in MDDC 5-year housing land supply and speculative applications.

P.4 Application background:

1. *Pre-application discussion with MDDC – recap.*
2. *Landscape and heritage-led design principles to reflect the characteristics of the site and surrounds – however as there are no details apart from the number of dwellings and proposed layout that includes an area for a primary school, 5 gypsy and traveller pitches adjacent to the primary school and also for the rugby club AND **proposed CLOSURE OF PEDLAR'S POOL LANE**, so traffic would be funnelled through the housing site.*
3. *A desire to be as 'policy compliant as possible' within the constraints of the site – surely the design should be completely policy compliant???*
4. *Presentations to MDDC members planning panel and design review panel.*
5. *17/00348/MOUT Validated 6th March 2017.*
6. *Feedback and Response – no real comment. Revisions – re-consultation to 15th May, 2018 as requested by Cllr Judi Binks.*

P.5 Original Submission – coloured copy of layout scheme.

P.6 Planning application process – Statutory Consultee Responses:

1. *No objection from: Historic England / Environment Agency / Natural England / South West Water / DCC – Highways, Surface Water Drainage / Flood Risk, Waste, Health care, D&C Police, Sport England / MDDC – EHO, Housing Enabling, Conservation, Ecology **HOWEVER most of these agencies have caveats on their reports** about what must be done so this could be misleading.*
2. *MDDC request for: amended heritage buffer / reduction in housing numbers/density / provision of G&T pitches (Gypsy & Traveller).*

P.7 Consultation feedback – Sandford Parish Council

1. *Your comments:*
2. *Principle of development to be a mixed development????*
3. *Housing numbers and affordable percentage.* – proposed to be 257, which is 25% higher than the allocation by MDDC Local Plan and only includes 21% affordable (not 28%); Gleasons said that with the 5 pitches for G&T it would amount to 23% affordable housing instead of the 28% requested by MDDC.
4. *Part Flood Zone 3* – 8.5 ha land will be ‘safeguarded’ (**which means to be sold to**) for the rugby club.
5. *Ecological impact* – has been assessed by Gleeson’s experts and mitigation measures included within the scheme that will require a management system **which would be paid for by the residents** of the houses.
6. *Distance from the Town Centre* measured as 2.5k but was unable to say if that was over the hill or round the main road.
7. *Community infrastructure* s106 monies to be put towards an increased bus service (even though this does not exist at present); land has been safeguarded for a primary school based on 63 primary school children but, as above, DCC would have to purchase this land.
8. *Traffic* will obviously increase and is estimated to have 2.3cars per dwelling.

P.8 Revised scheme –

This layout purports to show what the revised scheme **MIGHT** look like, including the closure of Pedlar’s Pool Lane but there is no indication of the form of the houses as Gleasons propose to sell on the development when (if) they obtain planning permission. As this is only an outline application there is no knowing what the final scheme could be like as there are so many ‘reserved matters’ to be discussed before the scheme can be finalised.

P.9 Application background – revised submission – What is the same?

1. *8.6 hectares of land made available to facilitate the relocation of Crediton rugby club* – this would be sold to CRFC
2. *Up to 1.1 hectares of land safeguarded for a primary school* -safeguarded actually means the land is designated for school but would be **SOLD to DCC**.
3. *Access from A3072* refer to the revised layout and **CLOSURE of Pedlar’s Pool Lane**.
4. *Pedestrian and cycle access on to Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlar’s Pool Lane* – see previous consultation direct with DCC Highways.
5. *Landscaping and areas of public open space* – the major area of public open space is where the land is too steep to build on.

P.10 Application background – revised submission – what is different?

1. *20% reduction in no. of dwellings to 257 (-69 units)-* which is still 25% more than Local Plan allocation.
2. *Increased provision of affordable housing to 21% + 2% gypsy and traveller pitches* but **SHOULD BE 28%**.
3. *Revised developable area to create increased landscaped buffer to the SE of the site* – which is adjacent to Shobrooke Lodge and land where even a shed is prohibited as adjacent to a listed building.
4. *Up to 5 G&T pitches* (gypsy and traveller pitches).
5. *Revised illustrative layout plan indicative relocation of Primary School to Pedlar’s Pool Lane* – adjacent to the primary school allocation.
6. *Reduced density to 30dph (dwellings per hectare)* – which is still more than the Local Development Plan allocation+ 5 gypsy and traveller pitches = 23%

P.11 Community Infrastructure provision

1. *21% affordable housing (54 units) + 5 G&T pitches.*

2. *Sustainable travel measures (public transport contribution and the provision of travel plan vouchers) - £955,000 essentially part of the cost Gleasons/land owner contribute towards the cost of the infrastructure needed to cope with the increase in population.*
3. *Primary education £846,424 (£13,652 per pupil based on the scheme generating 62 pupils) the site is estimated to bring 62 primary school age children into the development, i.e. that is just over one child every fourth dwelling???*
4. *Early years education - £64,250 (£250 per dwelling) Primary special needs - £36,392.*
5. *Healthcare provision - £93,291 (£363 per dwelling) which amount would go to the CCG to determine expenditure???*
6. **TOTAL £1996,757.**

P.12 Community Infrastructure:

1. *21% affordable housing (54 units) + 5 gypsy and traveller pitches.*
2. *1.1 ha site for primary school – safeguarded which means land to be sold to DCC.*
3. *8.6 ha of land for relocation of the Crediton Rugby Club – safeguarded which means land to be sold to CRFC. **This land is on EA designated flood plain and cannot therefore be built on.***
4. *Public open space and children's play areas but only for the younger children on land that is very steep and there is no provision for the older children/youth.*

P.13 Works to the public Highway

1. *Access arrangements from A3072 (Exhibition Way) refer to the transport assessment documents on the MDDC website 'transport assessment' document.*
2. *Pedestrian and cycle access on to the Pounds Hill / Stonewall Cross Junction, Old Tiverton Road and Pedlar's Pool Lane (to be closed); and the*
3. *Provision of passing places along Stonewall Lane – which would entail taking down some mature trees.*

P.14 Consultation:

1. *Public engagement events 16/17 April 2018 – this was deemed to be not at all helpful as the amount of detail available was so sparse as to be even worse than the original consultation as this consisted only of two layout drawings that 'represented' a revised potential layout and the old layout on the site contained within power point presentation sheets but not even a power point available.*
2. *Presentations to Sandford and Crediton Parish Council 16/17 April 2018.*
3. *MDDC planning application portal 17/00348/MOUT.*
4. *Deadline for responses 30 April 2018 – **subsequently extended to 15 May 2018 following a request by Cllr Judi Binks, MDDC.***

P.15 Questions

P.16 Changes to the illustrative scheme – original submission (illustrative) and revised scheme (illustration) were attached to the notes.

P.18 17/00348/OUT Creedy Bridge, Crediton

Land at NGR 284185 101165 (Creedy Bridge) Crediton Devon (even though this site is now acknowledged as being within Sandford Parish)

Revised description of development:

Residential development of up to 257 dwellings and up to 5 Gypsy and Traveller pitches; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlar's Pool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations.

Further discussion:

The scheme submitted by Gleesons has to include the cost of land purchase, site investigations, planning applications, s106 contributions and profit AND then selling the scheme on to a house builder, who will also want to make a profit from the construction of the houses. Gleesons assert that their scheme has to have 257 units to ensure financial viability (for Gleesons) AND, say Gleesons, making best use of allocated sites to enable other sites NOT to be brought forward to fulfil Central Government requirements for future housing need/land supply.

However, as this is an outline application there is no knowledge the type/specification of housing distribution, finish or layout. The additional flood prevention measures will have to be paid for by residents through a management charge/company.