

SANDFORD PARISH COUNCIL

Minutes of a meeting held at Sandford Community Sports Pavilion on 7th JUNE 2018.

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

Cllr M Snow (Vice Chairman) who Chaired the Meeting in the absence of the Chairman.

Messrs – Lee, Stoyles, and Stephens (arrived during the Meeting).

Mesdames - Keast (part meeting) and Miles (arrived during the Meeting).

DCC Cllr M Squires (arrived during the Meeting)

16 Members of the Public Mr M Vallance (Parish Clerk)

- 1) APOLOGIES were received from MDDC Cllr J Binks. Cllrs P Yeo, G Ford, Unstead, and Dalton.
- 2) DECLARATIONS OF INTERESTS – Cllr M Lee “Creedy View” Car Park.
- 3) OPEN FORUM

Two Parishioners, from the Sandford Conservation Area, were present and spoke about building works carried out at the top of Rose & Crown Hill (shed and extension) and were upset when reading of the reports in the May Parish Council minutes.

Before work had started they had researched the MDDC Planning Website and were not aware of the need to apply for Planning permission. They expressed concern over the Enforcement action now being taken by MDDC and were “dismayed” that someone from the Parish Council had not visited them, in the first instance, to discuss this matter. They were only made aware when the Enforcement Officer came knocking on their door without making an appointment.

14 Crediton Residents attended the Meeting to discuss the planning application :-

18/00786/MFUL Land at NGR 282727 100936 Higher Road Crediton

Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access

Concerns were expressed over :-

- The advertising of the Planning application.
- The short window for responses.
- Traffic.
- Displacement of Rainfall and effect on the Rivers Creedy & Yeo
- Surface water.
- Drainage.
- Traffic and increased volume on Higher Road.
- Traffic impact on Alexandra Road.
- Potential loss of a Green Field site.
- Infrastructure.
- Concern over the impact on the skyline

The Vice Chairman reported that the Agent for the Applicants (Neal Jillings for Place Lane LLP) had intended to attend the Parish Council meeting that evening but was indisposed.

Also that this matter had been discussed at Crediton Town Council in the previous week when the Agent had given a Presentation. Those present were NOT aware that this Meeting had taken place.

It was reported that the Town Council were in the process of arranging a Site Meeting to which Sandford Parish Council would be invited (date to be confirmed).

It was noted that there was only one comment to date on the MDDC Planning Website to this application and those present were encouraged to lodge their comments.

Cllr Snow advised that the Parish Council would be discussing the matter later in the Meeting when deciding how to process.

He envisaged that the Parish Council would ask for an extension for comments to be submitted to MDDC (currently 21st June 2018). Sandford Parish Councillors would be represented at the proposed Site Meeting. Also to take up a suggestion as to whether a Representative of the Crediton Residents attending the Meeting that evening could attend ?

It was also agreed that it would also be useful to arrange a Public Meeting in Sandford to discuss the Application.

The Members of the Public then left.

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

No new Matters reported.

- 5) The MINUTES of the Parish Council meeting held on 3rd May 2018, which had been circulated, were confirmed and Signed by the Vice-Chairman as a true and accurate record.

- 6) To report on MATTERS ARISING FROM THE MINUTES

- a) New Buildings call box - Cllr Unstead not present to update the Parish Council on any developments / Mill Lane Call Box- Sandford Scouts were unable to assist with the re-painting.

- b) Village Litter Pick – This had gone off well though apart from the Scouts the turnout had been disappointing.

- c) Meeting with Simon Trafford (MDDC Planning) to discuss “Creedy Bridge S106” on 10th May 2018. (Notes see Appendix I). **SANDFORD WOULD NOT GET ANY OF THE S106 FUNDING.**

- d) An informative Meeting had taken place with Crediton Town Council on the 17th May 2018, attended by Ian Sorensen and Simon Trafford (MDDC), regarding the Creedy Bridge planning application.

Cllrs M Squires (DCC), Cllr J Binks (MDDC), and the Parish Clerk had attended and found it to be a really useful and productive Meeting.

From the information supplied by Ian Sorensen there was still room for negotiation on many of the issues connected with this Planning Application.

It was also noted that not all the Air Quality Budget had been allocated.

The Crediton Town Council notes had been circulated.

- f) General Data Protection – The Chairman had attended the Training Event held at MDDC who had subsequently sent a copy of the Slides used for the presentation. The Chairman had also given the Clerk her hand written notes.

One major change was the need for Parish Councillors to use a dedicated email address for Parish Council business - “Do not use your personal email account for Council business you open it up to potential scrutiny for the purposes of SARS. If you have to; delete all Council documents as soon as they are printed/received”.

It was pointed out that a lot of the new Legislation was in connection with “MARKETNG” which was something that the Parish Council were not involved in.

IT WAS AGREED TO MONITOR THE IMPLMENTAION OF THE NEW LEGISALTION OVER THE COMING MONTHS.

g) Following the May Meeting the Clerk had sent off the Annual Return for 2017/2018 but to date had not received an acknowledgement. On contacting the new External Auditor they had advised due to the number of Annual Returns received it was not their policy to acknowledge them.

At the same time it was noted that the cost of the External Audit had now increased to £200 from £150.

I) Cllr Lee advised the Parish Council than Jonathan Webber of “Tuckers of Crediton” had agreed to Judge the 2018 Contest to find the Sandford Village Best Garden and Best tubs, hanging baskets and other containers.

7) POLICE MATTERS – No new Matters to report

8) REPLIES

a) Veitch Penny - Latest paper work on transfer of “Creedy View” car park
(DEALT WITH AT ITEM 12)

b) MDDC (Planning)- The unauthorised building works, at the top of Rose & Crown Hill (a Listed Building in the Sandford Conservation Area had been acknowledged)and the Builders had been asked to cease work. A retrospective LBC application was expected.

c) Sovereign Play – The promised Play area estimates had been received and were in the process of being circulated in advance of a Play Area sub committee meeting being convened.

9) CORRESPONDENCE

a) Sandford Playgroup – Details of the 2018 Scarecrow Trail had been received. The Parish Council did not feel able to provide a Scarecrow.

b) Victim Support – A request for a Donation was noted.

c) Sandford AFC had written regarding outstanding matters on the Pavilion/Field “Don't know where we are with the drain from the community pavilion that needs to be completed.

As we have no more games I think now would be a good time to maybe get that sorted with all this dry weather. I know we have to sort one of our drains and hopefully can be arranged at the same time. Also the locking removable posts could be done all in one go. I fully understand that funds are very tight and appreciate that costs will determine when it can all be sorted”.

DRAINS – Cllr Stephens suggested that if the issue of the Drains on the Field was to be progressed “ sooner rather than later” that Sandford AFC agree to take the Lead on this Project.

They could get estimates, costings etc and seek out any Public participation that might be forthcoming ? Once this was to hand, and the cost known, the Parish Council would be able to investigate the possibility of Contributing to the Scheme.

This suggestion was accepted by the Parish Council.

The only alternative was to await any S106 funding from MDDC which would not be forth coming in the near future.

PARKING POSTS – The previous suggestion stood that Sandford AFC liaise with Phil Harvey and place the order. The Parish Council would then reimburse this expenditure.

DAMAGE TO THE HUT – Despite both Cllrs Lee and Snow having spoken to Ross Stephens that this was still outstanding.

This was despite BT having admitted the damage earlier in the year and accepted the Quote from Ross of £250 to make good the damage.

A suggestion had been made to get this sorted that it may help if Sandford AFC made an approach direct to Ross Stephens ?

Other than the latest suggestion the Parish Council were running out of options.

d) MDDC had sent a copy of the June Town and Parish Newsletter also a copy of the slides used for the GDPR training event. The Clerk had circulated these documents.

e) Jake Weedon had tendered his Resignation from the Parish Council.

The Clerk had notified MDDC who had produced a Notice for Publication to see whether 10 Parishioners requested an Election. If not the vacancy could be advertised and filled by Co-option. In the mean time the Clerk was asked to write to Mr Weedon thanking him for his service on the Parish Council and above all his assistance with the Sports Pavilion Project.

f) Kate Wadge had written asking for an update on the Play Area and the Clerk had referred her to the letter sent out to Sandford School Parents with details of the present position. She also noted that as it was the end of the Season Sandford AFC had taken down the goal posts and wondered if practice posts could be installed for youngsters to use during the Summer >

The Parish Clerk had passed this request on to Sandford AFC for them to consider.

g) The Clerk reported that an invitation had been received from Rev Paul Fillery for Parish Councillors to attend the Consecration of the Extension to St Swithun's Churchyard, by The Bishop of Exeter, after the 10.30am Service on Sunday 15th July.

10a) SANDFORD COMMUNITY SPORTS PAVILION – Dealt with at Item 9 (c)

10b) PLAY AREA UPDATE – Now awaiting a Meeting of the Play Area Committee to be called.

11) CREEDY VIEW CAR PARK CONFIRMATION OF CONVEYANCE WITH SIGNATURE TO BE ADDED

It was formally agreed that the Parish Council would proceed with the legal paper work to complete the acquisition.

PROPOSED CLLR STEPHENS, 2ND CLLR STOYLE, AND CARRIED

Cllr Mike Snow (Vice-Chairman) signed the various documents on behalf of Sandford Parish Council, together with the Parish Clerk Malcolm Vallance, and the Signatures were Witnessed by Margaret Squires.

(It was noted that in accordance with a Statement enclosed with the paper work there was a balance of £706.00 that the Parish Council would need to settle before completion).

It agreed that once the Parish Council took up Ownership of the new Car Park it would be necessary to draw up a set of “Creedy View Car Par Regulations” e.g. no Camper Vans, etc.

12) PLANNING

18/00786/MFUL Land at NGR 282727 100936 Higher Road Crediton

Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access

The following action was agreed :-

1) To ask MDDC (Planning) to extend the time to respond (currently 21st June 2018) for one month.

- 2) **Sandford Parish Council to be Represented at the Site Meeting to be called by Crediton Town Council. Also to ask if a Representative of the Crediton Delegation, who had attended the Meeting, be invited to attend ?**
- 3) **Call a Public Meeting in the week beginning 9th July and invite the MDDC Planning Officer (Joanne Halton) dealing with this application and Ian Sorensen (DCC)**

18/00733/HOUSE Rocks Court Crediton Sandford
Erection of first floor extension and garage extension **NO OBJECTION**

18/00728/HR 2 Leaveacre New Buildings Sandford
Hedgerow Removal Notification for the removal of 11.4m hedgerow **NO OBJECTION**

Permission Granted

18/00435/HOUSE Burrowland Sandford
Erection of greenhouse

17/01876/FULL Lower Shoplands New Buildings
Conversion of redundant barn (Revised Scheme)

18/00526/FULL Land adjacent to Hele House Sandford
Change of use of land to manège for private equestrian use

17/01976/LBC Barn Orchard Copplestone
Listed Building Consent for the conversion of barn and erection of extension (revised scheme)

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

17/02050/FULL Flat Barn Orchard Copplestone
Retention of alterations to general purpose farm building to include first floor farm office and edible and biodegradable flower confetti preparation, drying and packing areas, and associated works including creation of bat loft (Revised scheme)

PROPOSED NON-MATERIAL AMENDMENT Proposal: Non-Material Amendment for 14/01955/FULL to allow alterations to replacement extension, revisions to fenestration and internal layout, and relocation of flue and addition of flue for wood burner Location: Barn Orchard Copplestone Crediton

PROPOSED NON-MATERIAL AMENDMENT

18/00416/NMA
Proposal: Non-Material Amendment for 09/00602/FULL to allow reconfiguration of kitchen space
Location: Lamb Inn The Square Sandford

WITHDRAWN

2 Leaveacre New Buildings – Hedgerow removal of 11.4 meters

13) TO RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEES

MDDC/DCC Cllr M Squires gave details of current matters being discussed as Reported by her in The Crossing. These included Rural Broadband, Highways/potholes, local train service, children's Services and cutting of grass verges.

14) RECEIPTS AND PAYMENTS

Receipts

Lloyd's Bank (Interest May 2018) £0.53

Payments

Mr M Vallance Salary £449.00

Plus additional Hours on Creedy Bridge 11 @ £10.36 £113.96 £562.96

Community First Trading

(Insurance Renewal General cover £323.10, plus Pavilion £321.75 £644.85

Vision ict Ltd (Renewal of gov.uk domain) £66.00 plus £150 Hosting £216.00

Cheques were Signed by Councillors Stephens and Miles

15) Discussion of balances/reserves at 1st April 2018

The Clerk reported that the Parish Council Reserves as at 1st April 2018 stood at £9239.32.

Discussion took place over the amount included (Minus £1002 taken from balances) towards the cost of Legal Fees.

IT WAS UNANIMOUSLY AGREED TO “WRITE OFF” THESE LEGAL FEES (£1002) FROM THE RESERVES.

THIS MEANT AS A RESULT THE RESEVES INCREASED TO £10214.32

16) Annual Review of the Clerks Salary

NALC recommended an increase of 2%

IT WAS UNANIMOUSLY AGREED TO ACCEPT THE RECOMMENDATION

From 1st April 2019 Salary £ 5445.50 per annum £453.80 per month

The Clerk left the room whilst this matter was being discussed

17) ROADS AND FOOTPATHS No new matters reported.

18) ANY OTHER BUSINESS

a) The Parish Clerk gave details of his absence from the Parish.

19) Date of next Meeting 5th July 2018 at the Sandford Community Sports Pavilion.

THERE BEING NO ANY OTHER BUSINESS THE VICE CHAIRMAN CLOSED THE MEETING AT 9.30PM.

Appendix 1
SANDFORD PARISH COUNCIL

Notes of Meeting held at Sandford Congregational Church Hall, on the 10th May 2018, to discuss the allocation of S106 funding in respect of planning application 17/00348/MOUT Creedy Bridge Sandford.

Present :- Mrs E Dalton (Chairman), Mr M Snow (Vice Chairman)
Mr S Trafford MDDC Planning Officer (S.T.) The Clerk Mr M Valance

Simon Trafford started by explaining the S106 Process of funding from proposed Development in the Mid Devon District.

Whilst many Local Authorities had moved on to CIL (Community Infrastructure Levy) MDDC for this Development would still operate under the S106 Policy. This meant that “funding” was agreed at the Planning Stage and would be delivered on Completion.

MDDC had a Development Plan Policy with Key Policies which would apply to this Site.

It had been agreed that the S106 Funding would apply to :-

- A financial contribution to Open Space
- Air Quality Management
- Electric Bikes
- Improvement to Highways
- Plus the cost of the construction of a Primary School subject to a phasing scheme as agreed between MDDC and DCC with the funding paid to the County Council.

For these reasons it meant that Sandford Parish would not meet any of the criteria to be awarded any of the S106 funding from this Development.

That was unless the Parish Council could provide the necessary evidence to MDDC to make any of their suggestions viable.

The Chairman then went through the suggestions being put forward by Sandford Parish Council :-

- **Cycle Trail to Crediton to meet up with the proposed Cycle Trail from Crediton to Exeter.**
(S.T. - Was this necessary?).
- **Destination Play area/Improvements to Sandford Play Area**
(S.T. - All Play Area needs would be provided on Site. Sandford was too far away).
- **Extra Education needs for Sandford School.**
(S.T. Suggested that Sandford Lobby DCC with the facts to prove this need).
- **Affordable Housing.**
(S.T. - The vacancies would be advertised through Devon Home Choice, in the usual way and “local people” already on the MDDC Housing List would have an opportunity to apply for the homes.
- The suggestion for a Sandford Housing Needs Survey was once again suggested).
- **The proposal to set up a Management Committee for the Development.**
(S.T. - This was confirmed).
- **Play Area**
(S.T. - This would not be Adopted by MDDC).
- **Infrastructure.**
(S.T. - Various Meetings had and were in the process of being arranged to agree Highway, Public Transport needs etc etc).

THE QUESTION WAS ASKED AS TO “HOW SANDFORD WOULD BENEFIT FROM THE PROPOSED DEVELOPMENT ?

S.T. SANDFORD WOULD BENEFIT FROM THE INCREASE IN PRECEPT RECEIPTS.

The Chairman thanked Simon Trafford (MDDC) Planning for attending and he then left.