

SANDFORD PARISH COUNCIL

Minutes of a Meeting held outside the Sandford Community Sports Pavillion held on 9th July 2020, at 7.00pm.

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

Cllr J Stephens (Chairman).

Messrs – G. Griffin J.P, B Fyfe, N Unstead, D Hope, S. Haley, M. Snow, G. Ford, S. Miles, R. Stoye and M. Lee

DCC Cllr M Squires

The Parish Clerk Mr M Vallance.

“A moment for quiet contemplation”

1) APOLOGIES – Cllr E Dalton and MDDC Cllr E Wainwright

Declaration of Interests – Cllr Lee and Stephens

20/00965/FULL Location: Town Barton Lodge Sandford Crediton

Erection of a permanent agricultural workers dwelling and following removal of temporary caravan and construction of new vehicular and pedestrian accesses

2) OPEN FORUM

Lloyd Phelps (Chairman of Sandford AFC) – To bring themselves in line with other local football clubs Sandford AFC were keen to erect “Dugouts” around the football pitch.

Would the Parish Council agree to this suggestion ?

Lloyd had produced a drawing, and a plan of the suggested location, and these were circulated to the parish council.

Questions then followed over the materials, location, and proximity to the homes on Meadowside Road ? The Chairman said the Parish Council would discuss the matter later in the Meeting.

Before Lloyd left the Meeting the Chairman thanked him, and members of Sandford AFC, for the work carried out to construct the new parking area in front of the Pavillion. The cost had amounted to £1576, after discounts and the ability to re-claim the VAT. The cost would be shared 50/50 between Sandford AFC and the Parish Council.

(It was agreed that the Parish Council share would be taken half from the Pavillion fund and half from the Recreation fund).

Lloyd Phelps then left the Meeting.

(THE PARISH COUNCIL THEN DISCUSSED THE REQUEST TO ERECT “DUGOUTS”. IT WAS AGREED THE FIRST ACTION WOULD BE TO CONTACT, AND OBTAIN FEED BACK, FROM RESIDENTS IN MEADOWSIDE ROAD TO THE PROPOSAL).

3) PARISH COMMENT BOOK / MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE CLERK AND PARISH COMMENT BOOK –

- Parking on the pavement at Crofts – It had been drawn to the attention of Residents that a fine of £1000 would be incurred for parking on the pavement.

- Dog being exercised on the playing field – It had been drawn to the attention of new Residents on Meadowside that the exercising of dogs on the playing field was not permitted.
- Waste land at end of Snows – This piece of land, belonging to MDDC, was in need of the grass being cut and tidied up.
- Anti Social behaviour – A report had been received that youngsters had been climbing on the Parish Hall roof. The caller had been told to report the matter to the Police on the non urgent emergency number.
- Tree felling on the Crediton road – Questions were being asked over tree felling in the woods opposite the Millennium Green.
The Clerk had pointed out that Jean and Roy Howard had put a report on this matter in the July issue of The Crossing explaining their plans for the future of these woods.
- BMX bikers on the Gorwyns Field and issues with neighbours in Meadowside – This issue and the damage to the field had been reported to the Police and the Chairman would speak to the Gorwyn Trust who owned the Field.
- One of the pillars holding up the fence on the pathway to 1 & 2 Sunnyside had been damaged.

3a) SANDFORD PULLS TOGETHER

An update as to how this is functioning at the present time.

Everything was still operating and due to the recent “Unlocking” things was slowly winding down.

An enquiry had been received from Voluntary Action Mid Devon as to the future of the Parish Coronavirus Group (SPT) ?

On discussing this with Dom Dun the following was agreed :-

- The group to continue until the Government stated covid had reached the lowest level
- Volunteer list to be retained and H notices continued to be retained.
- No need for a long term permanent Group as Sandford had a great Community Spirit backed up by Sandford Stores.
- The Group would remain in place in the case of a second wave, future spike, or lockdown.

Further up dates were noted :-

The Parish Hall would remain closed until September

The Congregational Church and Hall would also remain closed until September.

St Swithun's was now open for private prayer on Tuesday morning. Services to re commence, under Coronavirus rules, from Sunday 27th July. The remote Services that Paul Fillery has been providing, to those in and out of the Parish, from his home had been a huge success.

The Lamb Inn and Garden has re opened under the new Coronavirus rules.

The Rose and Crown would be re-opening very shortly and their Takeaway service has also been a huge success.

And update was awaited as to the relaxation of social distancing to 1 metre, the need for face masks to be used, etc at Sandford Stores.

4) The MINUTES of the Parish Council meeting held on 4th June 2020 were confirmed and signed by the Chairman as a true record.

5) To report on MATTERS ARISING FROM THE MINUTES

a) Update on plans for Boundary walk/Beating the Bounds/Boundary Stones – It was agreed that due to Coronavirus issues this would have to be delayed until the Spring of 2021.

The Chairman was making enquiries over pre cast concrete Suppliers to fill the proposed B.S.

Mould. Cllr Ford had offered a stone post for use as a boundary stone and this had been seen by the Clerk and Cllr E Dalton and found to be most acceptable.

IT WAS AGREED TO SET UP A SUB COMMITTEE TO INCLUDE CLLRS MILES, STOYLE, DALTON, GRIFFIN & STEPHENS.

b) Car park area front of Pavilion - Discussed in Open Forum (Item 2).

c) Suggestion for a Defibrillator at New Buildings – Enquiries were proceeding over the funding. It was envisaged that the proposed Defibrillator would be housed in the New Buildings call box which had been acquired by the Parish Council.

(ON THE MATTER OF CALL BOXES IT WAS POINTED OUT THAT THE MILL LANE BOX WAS IN A POOR STATE, AND WAS STILL AWAITING RE PAINTING. THE CLERK AGREED TO PURSUE THIS MATTER).

d) Best kept garden contest – This would take place later in the Month.

e) Road Safety issues reported from previous Meeting. Responses were still awaited. A copy of the Sandford School Travel Plan had been requested once again.

f) The closing date for the Calor Gas grant for a basket ball hoop was drawing near. The Clerk agreed to circulate details to the parish council and Cllr D Hope agree to re post the item on the SPC FB page.

6) POLICE MATTERS – Discussed at item 3.

7) REPLIES - None

8) CORRESPONDENCE

a) DCC Highways - “Emergency Active Travel” - Details of a 2nd Cafe Culture to set up tables and chairs on Parking Spaces had been received and this had been passed on to the Landlord of the Lamb Inn. It was understood he had decided not to proceed with either of these options but would be using the Garden of the Lamb Inn instead.

b) Mrs Webber / R. Carter - The Clerk had been to visit Mrs Webber to discuss her comments and the matter now closed regarding Weed spraying in Mill Lane. Rod Carter advised that this was the last year he would be undertaking this task. He had a contact who would be interested in taking over.

c) Pat Yeo had sent a request asking for the gate posts on the Furlongs footpath to be attended to and the Clerk had passed the matter on to the Footpath Warden.

d) MDDC had send details of the Re-opening of their play areas.

e) Sandford AFC – Request to construct a “Dugout on the the Playing Field – Dealt with in the Open Forum.

f) Mr R Matthews/Mrs M Rose – Concern has been expressed over the lack of Grass cutting to the verge in Meadowside. MDDC said it was not their responsibility but that of the Parish Council. MDDC Cllr E Wainwright had been pursuing the matter and had established it was the responsibility of DCC. **(DCC CLLR M SQUIRES AGREED TO PURSUE THIS MATTER.)**

9) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA – Dealt with in Open Forum and Matters arising.

10) PLANNING

20/00965/FULL Location: Town Barton Lodge Sandford Crediton - Erection of a permanent agricultural workers dwelling and following removal of temporary caravan and construction of new vehicular and pedestrian accesses
SITE MEETING ARRANGED FOR 11 JULY 2020.

20/00828/CAT Mount Pleasant Sandford
Notification to fell on1 ash tree within the conservation area
NO OBJECTION / GRANT OF PERMISSION

20/00846/FULL Lot 4 Bawdenhayes Sandford
Re positioning of access
NO OBJECTION

Notice of Appeal Hearing (during Coronavirus)
Application No: 18/00786/MOUT Location: Land at NGR 282727 100936 Higher Road Crediton
Proposal: Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access

(PLEASE SEE APPENDIX 1 FOR A COPY OF THE PARISH COUNCIL SUBMISSION TO THE APPEAL HEARING)

Ref No: 20/00651/CLU Burrough Cleave New Buildings
Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy Conditions (b) of Planning Permission 4/43/79/1391 and (d) of Planning Permission 4/43/82/191 for a period in excess of 10 years

11) RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEE

Mid Devon District Council report from MDDC Cllr E Wainwright

1. MDDC's first 'Mid Devon Climate Conversation' went well in June, with almost 30 people attending an online discussion that I hosted. Theses will be regular calls and will be advertised widely. Feedback will be used as we develop and implement our climate action plan.
2. On that note, we also have a cross-party Net Zero Action Group to support climate work at MDDC.
3. I'm on a cross-party Economic Recovery Group -- this has been set up to explore the best ways of supporting our local businesses, towns, etc, as we emerge from the Covid19 crisis nationally.

4. I had asked MDDC to liaise more closely with DCC on supporting local businesses, specifically on reducing the hurdles for hospitality businesses in obtaining a temporary pavement license (e.g. for pubs wanting to provide more outdoor seating). New legislation has now passed which has made this a District function, and reduced the cost of the license. It is projected that Devon will economically be the 4th worst hit county by Covid19, so supporting tourism and hospitality businesses will be important.
5. MDDC has also been part of the 'Team Devon' Economic Recovery planning. We have received the Inspector's report for the Mid Devon Local Plan, which is going to Cabinet this week, and then will be published and shared widely.
6. In the MDDC Planning Policy Advisory Group, we have been considering an early draft of the Greater Exeter Strategic Plan (GESP). This will guide spatial and infrastructure planning for the coming two decades, so will be a key document -- we are making sure the unique character and needs of Mid De

Devon County Council update from DCC Cllr M Squires

Recycling centres :-

From Wed June 24th Devon Residents can use their personal vans to bring in their Household waste but only the equivalent amount of waste that would fit in a family car/trailer.

This is to ensure that Heroics have enough capacity to serve as many people as possible and to keep unloading times to a minimum, so that as many residents as possible have access to sites. Large vans full of waste can take time to unload, increasing site queuing times.

Sites only accept Household Waste delivered by the Householder. They are not allowing any waste from any Business or Trade source/premises - this includes wastes from Landlords properties/holiday lets and 'Man and Van' house clearance/waste removal activities.

12) RECEIPTS AND PAYMENTS

Lloyd's Bank Interest (June 2020) £0.47

Payments

Mr M Vallance (Salary) £454.00, Use of Home £54.00, Expenses £25.50, Postage £18.98, Holiday Pay £586.23	£1138.71
B.G. Pearce Ltd	
(53 Tonnes Material Supplied £1166.00 less discount £636.00 = £530.00 + Vat £106.00	£636.00
Exe Valley Plant Hire £400 + Vat £80	£480.00
S.J. Willis & Sons Ltd (Digger work) £420 + VAT £84.00	£504.00
Mr S Mc Culloch (Grass cutting)	£143.38
6 th August	
Mr M Vallance (Salary)	£454.00
Cheques Signed by Cllrs Miles and Stoyle.	

13) ROADS AND FOOTPATHS - No new items reported.

14) ANY OTHER BUSINESS

a) Parking Signs – It was agreed these were still in need of being erected.

15) Date of next Meeting 3rd September 2020

(The Parish Council would now go into Summer Recess)

A Planning Meeting was pencilled in for 6th August (if needed)

There being no other business the Chairman closed the Meeting at 8.35pm.

Appendix 1

SANDFORD PARISH COUNCIL



Myrtle Cottage
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Chairman Mr Jim Stephens Tel Crediton 774835

parishclerk@sandfordparishcouncil.gov.uk

2nd July 2020

Dear Madam,

Appeal Reference APP/Y1138/W/19/3242101

18/00786/MOUT Higher Road Crediton objection.28.06.20

Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access Location: Land at NGR 282727 100936 Higher Road Crediton Devon.

We wish to register our objection to the proposed development at Higher Road, which sits within the parish of Sandford and on the boundary between Sandford Parish and Crediton Town following grounds:

- 1. The application site situated within the rural parish of Sandford and is outside the current settlement limit boundaries of Crediton as defined by Higher Road, is in open countryside and is not currently allocated for development.** Policy COR18 of the adopted Mid Devon Core Strategy (Local Plan Part 1) seeks to strictly control development outside settlement limits and a development in this location of the scale as proposed would not be permitted under criteria a - f of this adopted policy, which is carried on within the **Council's Local Plan Review 2013-2033.**
- 2. Because of the elevated nature of the site and the rural character of the area, the development proposes to include either a new section of highway or**

the removal of existing hedge banks and trees to widen sections of the single carriageway road will have a very harmful impact to the visual amenity of the locality and is contrary to the **Hedges Regulation 1997**.

The removal of hedgerows and disruption to an ancient woodland is unacceptable, given that MDDC is aiming to be carbon neutral by 2030, and wants to support communities to do the same. Maintaining existing hedgerows and existing ancient woodland has a greater positive impact than replacing them.

3. Because of the elevated topography of the site, its location to the north side of Higher Road and its **proximity to Long Plantation Ancient Woodland**, the development would become an urban extension adjacent to the existing built development which is set down within the valley cutting. The site is visible from the west and south and development will significantly alter its unspoilt qualities.
4. **The lie of the land falls down towards the ancient woodland** and any run-off will pollute towards the wood, especially if soakaways are present.
5. The **ancient woodland** is located directly to the north of and adjacent to the site and would be **substantially damaged through emissions of the extra traffic**, proposed to be adjacent to the woodland. This **woodland is now very rare and needs to be conserved to preserve the ancient species of tree and the habitat for species native to the local planting**. It would certainly be contrary to the development requirements in a rural village setting.
6. **Light pollution from the ultra-bright white LED street lights** would impinge on the woodland habitat, the nocturnal animals/bats, etc. as well as the local communities of Creedy Park and Sandford. As the wood is deciduous the light pollution would be for many hours more during the winter months.
7. **As all matters are now reserved** the application scheme appears to be contrary to policies COR2 and COR18 Mid Devon Core Strategy (Local Plan Part 1) and policy DM2 Mid Devon Local Plan Part 3 (Development Management Policies) which seek to **protect the character and appearance of the countryside**. As the Parish Council concerned, we fully support and agree with Mid-Devon District Council (MDDC)'s policies and decision.
8. The **agricultural field is situated within the rural parish of Sandford** and

provides a visual relief in addition to a physical barrier between Crediton town and Long Plantation, which is an **Ancient Woodland** and further to the

Village of Sandford. Based on the illustrative master plan submitted with the original application, the development would **result in deterioration and harm to the setting, visual amenity and character of the Ancient Woodland.**

9. Any diversion of traffic through the development site from Higher Road or **conversely removal of mature hedgerow and associated hedgerow trees** to facilitate road widening would increase the level of harm. The potential loss of this key landscape feature would result in **significant detrimental impacts to the landscape character and visual amenity of the locality, in addition to an unwelcome loss to habitat.**

It is not considered that the benefits arising from the scheme would outweigh the potential for harm to **this irreplaceable habitat** and therefore the proposal is considered to be in conflict with the aims of policies DM30 Mid Devon Local Plan Part 3 (Development Management Policies) and part 15 of the **National Planning Policy Framework (NPPF)** which seek to protect **against the loss or deterioration of irreplaceable habitats.**

10. This proposed development would sit in a greenfield site and would overlook Creedy Park Devon Gardens). Mid-Devon District Council's Local plan states a vision to conserve and enhance the countryside, environment and heritage assets. The development would result in **harm to the setting of the heritage asset of Creedy Park** to the north east. Creedy Park is a large park covering 370 acres and the proposal to erect 65 dwellings on the application site is considered to result in a substantial impact on the setting of Creedy Park, predominantly from the incursion of development beyond the current defined edge of Crediton built up area into Sandford Parish to the north affecting the setting of Creedy Park. The proposal would be in conflict with the aims of policies DM27 Mid Devon Local Plan Part 3 (Development Management Policies) and part 12 of the National Planning Policy Framework where great weight is given in seeking to conserve and enhance the historic environment.

11. The residential development is not in a sustainable location for access by pedestrians given the **very steep nature of highway routes** from the application site to the Town Centre. The NPPF promotion of sustainable choice of transport modes with suitable access for all users and the needs of people with disabilities should be addressed and says priority should be given to walking and cycling and then public transport. Due to narrow roads, lack of paving and limited bus route, the proposal does not meet these objectives and

would not encourage non car-based trips. The proposal would, therefore, conflict with those parts of policies COR1 and COR9 Mid Devon Core Strategy (Local Plan Part 1), policy DM2 Mid Devon Local Plan Part 3 (Development

Management Policies) and the NPPF which seek to reduce reliance on the private car.

12. Policy COR18 notes development in the countryside will be strictly controlled to enhance the character of the countryside, while promoting sustainable diversification of the rural economy. **The proposed development would be adjacent to the ancient woodland thereby causing irreparable damage.** And is in direct conflict with COR18.
13. The NPPF state that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity'. If **significant harm resulting from a development** cannot be avoided then planning permission should be refused. Obviously, an ancient woodland can never be replaced therefore planning permission for this proposed site **should not be granted.**
14. There is no provision for any proposed **PERMANENT local employment** to mitigate the increase in pollution caused by the increase in population thereby generating more traffic and commuting to reach employment.
15. Policy S9 Environment states that "development will, inter alia, preserve the quality and productivity of the best and most versatile agricultural land wherever possible". Clearly, this proposed development is not preserving this **prime pristine agricultural land.**
- 16) The siting of 65 houses, roads, parking and additional traffic would impact devastatingly on the habitats and the biodiversity of this land, as already mentioned, significant light pollution to an otherwise 'dark sky'. The agricultural land and adjacent woodland are interlinked as a habitat and what affects one will inevitably affect the other.
- 17) The proposed development would impact badly on local air quality and contribute significant additional vehicle movements through the town-centre itself. This includes an impact on locations where the air quality exceedances already occur, As Higher Road is a single carriageway in places causing traffic to stop and start to allow passing this also generates additional pollution.
- 18) The additional traffic generated would either have to exit Higher Road at a

very busy A377 junction or heading east to Crediton and Exeter for schools and employment would have to use the Jockey Hill cross roads and go down to the bottle neck at the bottom roundabout.

This would contribute traffic congestion as well as to the air pollution that Crediton suffers from.

19. Since the 2011 census / survey, additional traffic has been generated **through the significantly increased numbers of housing in satellite villages** adding to the necessity of commuting to Exeter for main employment funnelling along Higher Road to avoid Crediton High Street and, since 2015, reach the new link road. The nature of the traffic has also changed and now consists of **ever larger articulated lorries, huge tractors and farm machinery and cars, as well as hugely increased numbers of van journeys through mail order deliveries.**

20. Traffic would be likely to **filter down Alexander Road and George Hill**, both of which are narrow residential roads with usually parked cars on one lane. This would lead to increasing traffic numbers of traffic using Crediton High Street and contributing to the already **low air quality there**. Air quality has improved during lockdown (50% decreased in air pollution). This point is even more important now, as we look to come out of lockdown in a way that doesn't mean pollution shoots up. The same goes with active travel vs. car use especially for a development that is on a hill and may require more car use than a development on the flat.

21. The vision stated in MDDC's Local Plan is to reduce the need to travel by car, increasing the potential of public transport, cycling and walking but will be very difficult to achieve without **substantial infrastructure improvement in the wider area** which would, of course, be additionally destructive of the existing environment and biodiversity. The proposed development is in direct conflict with that vision. Additionally, it is at the top of a steep hill with little public transport thereby walking and cycling is unlikely, particularly for children and the elderly.

22. There does not appear to be any attempt at climate change amelioration that would be contributed to by the resultant exacerbation by construction works and no due consideration has been offered. As MDDC have the aim of being climate neutral by 2025 and as the traffic data is based on 9-year old out-of-date figures the application appears to have given no consideration to the impact of the development on climate change.

Sandford Parish Council fully support the decision made by Mid Devon District Council in refusing this planning application and strongly feel that planning consents should be refused. We therefore strongly object to this project due to the destructive impacts of the development on the character and identity of this area that all indicate that this development should not be permitted.

Yours sincerely,

Malcolm Vallance
Sandford Parish Clerk.

Nadia Hussain
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BS1 6PN

Copy - Mr A Devereaux (Mid Devon District Council)

