

## SANDFORD PARISH COUNCIL

Minutes of a Meeting held at Sandford Parish Hall held on 3<sup>rd</sup> SEPTEMBER 2020, at 7.30pm.  
(Coronavirus safety rules were in place during the meeting)

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

Cllr J Stephens (Chairman).

Messrs – G. Griffin J.P, B Fyfe, S. Haley, M. Snow, R. Stoye and M. Lee Mesdames G Ford, E Dalton, and S Miles                      The Parish Clerk Mr M Vallance    One member of the Public

The Chairman opened the Meeting with “A moment for quiet contemplation”.

After remote meetings, and an open air meeting, it was agreed it was good finally to be back face to holding meetings.

- 1) APOLOGIES – Cllr D Hope and N Unstead, DCC Cllr M Squires, and MDDC Cllr E Wainwright
- 2) OPEN FORUM – During COVID 19 this has been suspended.  
(It was hoped to re-instate this from October).
- 3) PARISH COMMENT BOOK / MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE CLERK AND PARISH COMMENT BOOK  
Reported during the last week :-
  - Traffic warden activity in the Square who is also now visiting Crofts to ensure no vehicles are parked on the Pavement.
  - Problems over a van parked over night, on the double yellow lines outside Star House, which made a tractor and trailer unable to navigate through the Square and also held up the 7.45am bus.

3a) SANDFORD PULLS TOGETHER – Although things were easing SPT remains in place and the weekly updates from DCC and Devon Communities are still being circulated.  
Scrapbook – Pictures and information for the SPT scrapbook are still arriving, Mel Stride MP has written an Introduction and offered to get the Prime Minister to Autograph the book when completed.

- 4) MINUTES of the Parish Council meeting held on 9<sup>th</sup> July 2020 – Following two corrections the Minutes were then signed by the Chairman as a true record.

- 5) To report on MATTERS ARISING FROM THE MINUTES

a) Beating the Bounds/Boundary Stones – See Appendix 1.

It was agreed to enquire what the formal position was for re-positioning Boundary Stones on the edge of the Highway ?

It was still hoped to use the granite post offered by Cllr G Ford and to create a new Boundary Stone, between Sandford and Crediton, at Pedlars Pool.

A possible Beating of the Bounds, over two days maybe at Easter 2021, seemed a possibility.

b) Best kept garden contest – This had gone off well and the Clerk had sent a letter of thanks to the Judges.

c) Grass verge Meadowside Road (2020 and 2021 onwards)

The grass verge had finally been cut during August, thanks to a contact of Steve McCulloch whom the Clerk had thanked, at a generous cost of £55. It was agreed that the belated cutting of the grass here had been much appreciated by the Residents.

At the next Meeting it was agreed to discuss the policy for 2020 onwards

d) New Buildings Defibrillator DCC grant application – Under enquiry with Cllr Unstead.

6) POLICE MATTERS – No new matters reported

7) REPLIES

a) Lloyds Bank - An acknowledgement of the latest complaint had been received.

b) PFK Littlejohn – Acknowledgement of the annual return for 2019/2020 and request for further information had been received.

8) CORRESPONDENCE

a) MDDC – A copy of the September Newsletter had been received and circulated. This included details of more “Free Trees available from the Woodland Trust”.

It was agreed to discuss a suggestion to top-up the trees planted at the playing field, at the next Meeting.

Details had also been received of an instruction to review the Parish Council Standing Orders (Reviewed last in 2016).

b) DALC – Details of the Remote AGM in October had been received. Also details of the suggested Clerks increased pay rates (2.75% from 1<sup>st</sup> April 2020) which it was agreed to discuss at the next meeting.

c) Gov.uk – The Council were reminded that they needed to get the Parish Council website “accessibility compliant” by the end of September 2020. The Clerk reported that Visionict Ltd were already doing this for local parish councils at a cost of £45. The Clerk was asked to contact Visionict to arrange for this to be done.

9) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA

a) Response to Meadowside “Dugout” letters

The Clerk presented an overview of the comments received back from the residents of 1 – 8 Meadowside, and also from other parts of the Parish, to the suggested building of “Dugouts” Overall there had been a negative response.

The main point that had been made that “this is a Playing Field and not a Football pitch”.

Also that in other Villages their football pitches were not in the middle of housing developments.

**The Parish Council did not feel able to support the current request and proposed locations.**

There was also a feeling that any “Dugouts” should not be permanent and could be packed away between Games ? A number of examples were found on line.

It was agreed to ask Sandford AFC whether they would consider “temporary dugouts” that could be moved to a corner, say by the tractor shed, after the game ?

Also to ask Sandford AFC to make any suggestions to improve the relationship with residents living nearby over issues including bad language, balls going into the gardens at Meadowside Road etc.

The Parish Council were pleased that the football club was thriving, and successful, and were keen to encourage a harmonious atmosphere within the village.

## 10 ) PLANNING

20/01388/FULL Location: Land at NGR 278781 103560 (Endfield Farm) New Buildings  
Proposal: Erection of an agricultural livestock building  
**RECOMMEND APPROVAL**

### **Outcome of Appeal held 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 **APPEAL DISMISSED**

A vote of thanks was proposed to Councillors who had assisted in the Parish Council's submission to the Appeal and especially to Cllr E Dalton for the time she had spend on the final submission.

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** - "Whilst the Parish Council have NO OBJECTION to the proposal, the Council is concerned over the close proximity of the proposed building to the highway, boundary hedge and existing horse chestnut tree. Should the tree need to be removed, it should be replaced".

### **PERMISSION GRANTED**

20/01235/CLU Frogmire Farm Crediton Devon Site Vicinity Grid Ref: 282404 / 101442  
Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy Condition (i) of Planning Permission 88/00908/OUT for a period in excess of 10 years Location: Non compliance with agricultural occupancy condition attached to Frogmire Farm under condition (i) of application 88/00908/OUT

**Comments submitted to MDDC** - "Clearly the planning conditions have been seriously flouted and this needs to be taken into account when making any decision over this application. Regrettably this matter has not been helped by MDDC never enforcing these planning conditions. At the end of the day the Parish Council feel the matter needs to be resolved by the MDDC Legal Team".

### **PLANNING PERMISSION**

**GRANTED** 20/00847/LBC North Creedy Farm - LBC for the replacement of windows with bi folding glass doors on west elevation of pool room

**REFUSED** 20/00846/FULL Lot 4 Bawdenhayes Sandford Re positioning of access

**PRE APPLICATION MEETING** - CREEDY VIEW 2 (Copy of notes attached at Appendix 2)

The recent meeting held with the Developer Justin Denno (Belfield Developments) was discussed.

Discussion took place regarding the number Homes proposed, the number of Affordable Homes, S106 funding. Also the allocation of funding to the Crediton Clean Air Fund (£80K had been allocated to this fund from the Creedy View 1 development). It was felt that this time any contribution would be better allocated to proposed cycle/footpath to Pedlars Pool.

Also the ownership and ongoing maintenance of the Ha Ha ?

*(A **Ha-Ha** is a type of sunken fence that was commonly used in landscaped gardens and parks in the eighteenth century. It involved digging a deep, dry ditch, the inner side of which would be built up to the level of the surrounding turf with either a dry-stone or brick wall.)*

The Parish Council were disappointed that the promised copy of the suggested site plan had not been received and the Clerk was asked to pursue this matter.

There was a suggestion that the Parish was, once again, to be offered the land below the Furlongs footpath which would be unable to be developed. It was pointed out that once again as with the new Creedy View car park, the new Owner would be asked to pay their legal fees and also those of the Donor. Also on offer was a constructed footpath from Creedy View to Snows along its present route.

**IT WAS PROPOSED THAT A SITE MEETING BE CONVENED, WITH ADRIAN DEVEREAUX (MDDDC PLANNING, AND THE PARISH COUNCIL . (Proposed Cllr Griffin, 2<sup>nd</sup> Cllr Haley, and carried unanimously). THE CLERK WAS ASKED TO MAKE CONTACT TO ARRANGE A MEETING.**

### **S106 Funding for Sandford**

It was agreed that the Sandford list of proposals for S106 funding be reviewed, and updated.

The following was agreed :-

- Outdoor Gym at the Playing Field
- Upgrading of footpath from Creedy View to Snows/Meadowside
- Play Area upgrading Creedy View
- Ha Ha maintenance
- The proposed cycle/footpath from Sandford to the Pedlars Pool development.  
(A proposal has been made that the allocation from Creedy View 2 to the Crediton Fresh Air fund could be diverted to this Project which is attracting much interest).

11) RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEE - None

12) RECEIPTS AND PAYMENTS

#### **Receipts**

Lloyd's Bank Interest (June 2020)	£0.44
Lloyd's Bank Interest (July 2020)	£0.30
HMRC (Vat refund)	£116.09
Crowd funder (UK) (Base ball hoop)	£338.86

#### **Payments**

Mr M Vallance (Salary) £454.00 + Garden prize money £24.00 Ink cartridges £ 76.12	
Photographs (for scrapbook) £10.80	£564.92
SLCC (Subscription Renewal)	£109.00
Mr S McCulloch (Grass cutting £55.00 + £143.38	£198.38

Cheques signed by Cllrs Miles and Stoye

### 13) ROADS AND FOOTPATHS

Proposed cycle and footpath from Sandford to Pedlars Pool – Suggestions for a possible route were being pursued by the Chairman.

### 14) ANY OTHER BUSINESS

a) Sandford defibrillator – It was agreed to ask Pat and Lester Yeo whether this was inspected on a regular basis ?

### 15) Date of next Meeting 1<sup>st</sup> October 2020 at Sandford Parish Hall

It was agreed that the Meeting, held under the Coronavirus safety rules, had been a great success. The Parish Hall Team were congratulated on the arrangements, plus the paper work in place, to put the Hall back in use once again.

There being no other business the Chairman closed the Meeting at 9.15pm.

## Appendix 1 – Summary September 2020

### Sandford Beating of the Bounds and the Missing Boundary Stone !

During the 125<sup>th</sup> Celebrations, of the 1895 formation of Sandford Parish Council, the Parish Clerk Malcolm Vallance made a suggestion that Sandford Beat the Bounds.

Mike Brett, from Sandford Heritage Group, then started researching the location of the Sandford boundary stones and was able to identify their locations on an 1880 Map. Following this Joe and Shuana Miles travelled around the Parish to see if they could locate them. Sadly none could be located so it was back to the drawing board.

In the meantime parishioner, and local architect, Ben Huggins has offered his expertise and enthusiasm to the project and offered to make a mould and re create the missing boundary stones. It is hoped that the neighbouring parishes will be interested in getting involved. It is also planned to erect a new Boundary Stone at Pedlars Pool on the boundary between Sandford and Crediton

Coronavirus, and the lockdown arrived ,and the the project went into moth balls although the enthusiasm to replace the missing boundary stones, and Beat the the Sandford Bounds, did not go away !

A long time ago if you travelled the road between Sandford and Kennerleigh you would not have travelled along the road, and over the sturdy Bridge, below Welland Down, we use now. You would have travelled along nothing more than a country lane and crossed over the Ford over the stream at this location.

**Much later there was talk of a train line from Crediton to Witheridge for use by Lloyd Maunder, as was a line from Witheridge to Tiverton. A new sturdy Sandford Bridge was built, capable of taking the train line, but Lloyd Maunder pulled out of Witheridge and this became the new road. The Bridge seen from the Stream is impressive.**

**Time then moved on and Joe Miles heard from Derek Conibear, who lives in this part of the the Parish that he had found a Boundary Stone on the edge of the Stream at the bottom of Welland Down. Derek had been out shooting in the woods and a shot pigeon fell to the ground and when he went off to find it low and behold at the edge of the stream, on what would have been the old Ford he found a Sandford Boundary Stone ! This was also news to the Lee family who own the land at this location.**

The history of the of the proposed train line, and the old and new road to Kennerleigh, hopefully is something that the Sandford Heritage Group will be able to pursue in the Sandford and Devon Archives.

So the Beating of the Bounds, with the new Boundary Stones, hopefully will take place in 2021 over two days maybe at Easter time.

In the meantime the official procedure, of replacing Boundary Stones off the Highway in their original locations, is being explored with the DCC Public Rights of Way Dept. and and the National Milestones Organisation.

MJV 2<sup>nd</sup> September 2020

## Sandford Parish Council – Appendix 2

21<sup>st</sup> August 2020 – Notes of a Meeting held to discuss a pre application for Homes at Creedy View (Phase 2)

Present :- Justin Denno (Co-founder of Belfield Developments based in Exeter)  
Cllr J Stephens (Chairman). Messrs – G. Griffin J.P, B Fyfe, D Hope, S. Haley, M. Snow.  
Mesdame E Dalton.  
DCC Cllr M Squires MDDC Cllr E Wainwright The Parish Clerk Mr M Vallance.  
Apologies received from Cllrs S Miles and G Ford.

Justin Denno introduced himself and explained that his Company were in the process of acquiring the rest of the field below Creedy View, from the Gorwyn Family, and it was their proposal to develop the land themselves by engaging building contactors.

He was keen to meet with the Parish Council to discuss the proposals and obtain input from the Parish Council and hence the meeting that he had called following contact with Jim Stephens Chairman of SPC.

(Belfield Developments) had undertaken some house conversions locally and a small property development in Kingsteignton).

(It is understood that Pre application discussions had already taken place with MDDC).

A plan was produced showing a proposed development of 13 homes (an increase of 13% above the MDDC Local Plan) to include Nine 3 & 4 bedroom homes, 2 bungalows, and 2 affordable homes.

Cllr E. Dalton asked why, when the Local Plan indicated an allocation of 8 dwellings to be built, a submission of 13 was being made ?

Cllr Margaret Squires interjected that the number of dwellings mentioned in the Local Plan was 'only indicative' of numbers.

Drainage and surface water would be sent to an above ground facility.  
The homes would be carbon neutral and sustainable.

Once matters had been agreed, and discussion had taken place with with relevant bodies, a full planning application would be submitted.

How would the Parish benefit from the Development ? (Suggestions needed for S106)

Once again the Parish were to be offered the land below the footpath including that above the access up the hedge from Snows.

Once again the Parish were to be offered a structured footpath from Snows to Creedy View.

Who would be responsible for the HAHA ?

After taking questions, and a tour of the field, Justin then left and promised to send a copy of the current plan that was being used.

MJV 25<sup>th</sup> August 2020.