

SANDFORD PARISH COUNCIL

Minutes of a Meeting held (BY ZOOM) on 1st APRIL 2021.

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, S Haley, M Lee, D Hope and M. Snow

DCC Cllr M Squires (part meeting)

The Parish Clerk Mr M Vallance Two members of the Public

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

- 1) APOLOGIES – Councillors Ford, Stoye, Dalton and Miles. MDDC Cllr E Wainwright

Declaration of Interests – Cllr J Stephens declared interests in the following applications and took no part in discussions.

21/00583/FULL 1 Gaters Gardens Sandford

Erection of dwelling to rear and single storey extension to existing dwelling

21/00466/FULL Frogmire Farm Sandford

Erection of 5 dwellings and garage block with associated works following demolition of existing agricultural buildings

- 2) OPEN FORUM – Glen Blake, the new occupant of Frogmire, introduced himself and spoke on planning application (21/00466/FULL Frogmire Farm Sandford - Erection of 5 dwellings and garage block with associated works following demolition of existing agricultural buildings).

Comments that he had submitted to MDDC Planning were discussed.

He did not have any objections to the redevelopment of existing redundant farm buildings as houses and felt the proposal would be a better option than re-use of the existing buildings for residential use.

There were a number of details on the the scheme, as presented, that caused concern to him and he had submitted these to MDDC Planning.

- 3) MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE CLERK –

The request for a 2nd litter bin at the Millennium Green lay-by had been well supported.

MDDC Cllr E Wainwright had submitted this request to MDDC.

If it was found to be needed, after a 3 month trial period, the second bin would become permanent. Thanks were recorded to Cllr Wainwright for her support.

3a) SANDFORD PULLS TOGETHER

Parish Celebration Walk – It was agreed to proceed with this suggestion to take place on Saturday 19th June *. It was agreed to have two walks an easy one, and a more challenging one ending up at a central point for a Cream Tea. * **SUBSEQUENTLY CHANGED TO 26TH JUNE.**

Tickets to be sold in advance and any profits to be split between the Sandford Play Area and Devon Air Ambulance.

Scrapbook – This was progressing well and would extend to two volumes.

4) The MINUTES of the Parish Council meeting held on 4th March 2021 were confirmed as a true record and duly signed by the Chairman.

5) To report on MATTERS ARISING FROM THE MINUTES

a) Furlongs footpath renovations – Awaiting an update from Steve Mc Culloch.

b) New Buildings Defibrillator funding – Proposal to donate £250 toward this project.

Cllr N Unstead was able to report that funding had now reached its target thanks to various donations including generous support from Crediton Boniface Rotary Club.

It was unanimously agreed that Sandford Parish Council would donate £250 Proposed Cllr Snow, 2nd Cllr Griffin, and carried unanimously.

c) Weed spraying – As no estimate had been received from the usual source the Chairman had agreed the Clerk research Weed Sprayers in the area. A response had been received, from VIP Gardens in Exeter, who had quoted £300. This was subject to a walk around the area to be included with the Clerk to view the area to be Sprayed.

The Contractor would carry out the work early one morning.

d) The proposed Sandford AFC netting fence behind the far end goal.

Several letters had been received, from residents in the Meadowside area, objecting to this proposal.

- It was felt the proposal was detrimental to the view across the valley.
- The field was a playing field and not a football pitch.

There was also criticism that a wider area, around Meadowside, had not been consulted but had only seen the copy letter on the notice board at the bottom of Rose and Crown Hill

One letter suggested Sandford AFC purchasing a supply of balls so that instead of one at a time being collected they could be picked up after practice and matches.

THE CHAIRMAN PROPOSED THAT IN VIEW OF THE WEIGHT OF OBJECTIONS A MEETING WITH SANDFORD AFC, AND THOSE LIVING IN THE MEADOSIDE AREA, BE ARRANGED TO DISCUSS THIS ISSUE.

THIS PROPOSAL WAS FULLY SUPPORTED BY THE PARISH COUNCIL.

e) Update on Boundary stones – Cllr Stephens would obtain an update from Ben Huggins.

f) Sandford Parish Council – The Sandford Media Policy (draft document) had been circulated ahead of the Meeting and was formally Adopted.

Proposed Cllr Haley, 2nd Cllr Griffin, and carried unanimously

6) POLICE MATTERS

Missing signs at Sandford allotment had been reported by the Landlords.

Following the retirement of PCSO Dave Waring it was agreed to ask who was now responsible for Sandford ? Also to request a Meeting with that Officer to introduce themselves.

7) REPLIES

a) The Common Players “Tuck Inn” - This had now been confirmed to take place on the Millennium Green (Saturday 31st July). It was agreed that the playing field (weather permitting) could be used for parking and the Pavillion building and toilets were available for use.

b) ROSPA reports (Creedy View and Sandford play areas)- These had now been received and site visit would be arranged to study the safety recommendations.

c) Housing Appraisal Neighbourhood Plan – Following advice from Devon Communities over the time and resources needed it was agreed not to pursue this at the present time.

8) CORRESPONDENCE

a) Charlie Werner had written to confirm a touring production of the The Merry Wives of Windsor at the Millennium Green (Sunday 27th June).

It was agreed that the playing field (weather permitting) could be used for parking and the Pavillion building and toilets were available for use.

b) Dom Dunn / Nigel Ashplant / Hannah Cameron and John Elliott / Vicky Keast, Mary Hewins, Angela White and Anita Petherick – Comments and suggestions had been received to the proposal, by Sandford AFC, to erect nets behind the goal post at the far end of the field along the boundary fence.

DISCUSSED AND DEALT WITH AT ITEM (5D).

c) Rachel Toms had asked why Names/Locations on planning applications some times showed Crediton instead of Sandford ?

The Clerk had taken this up with MDDC who advised this was based on the Gazetteer that was in use.

d) Elisabeth Clech (Rural Broadband) - An update had been received on the issue of poor Broadband in the Coppice Lane area and why this had not been included in the recent installation of fibre Broadband in that part of the Parish ?

This issue had been raised on the local Westcountry News when Residents from this area had spoken.

Open Reach had advised that the speed in the area was not Low enough.

However it was reported that the “Residents of Stones Hill and Coppice Lane (and beyond) only experienced a speed of 2.5 mbps on average through the copper wire cables”.

e) Christine Hutchings – A Dog bin request for the two footpaths around West Henstill Farm had been made. As there were currently no Dog Bin this meant that Walkers were depositing “dog poo” into privately owned wheely bins. This matter had been referred to Sandford Footpath Warden who suggested that the request be sent on to MDDC and this was agreed.

f) Frogmire planning application – Copies of Objections sent to MDDC planning had been received and noted.

9) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA

Steve Mc Culloch (Chairman) had advised that the tennis court surface was in the process of being re-painted.

10) PLANNING - CREEDY VIEW 2 – Latest developments

21/00009/MFUL Crediton Garden Centre Barnstaple Cross Crediton

Remodelling and modernisation of existing garden centre following demolition of existing structures, to include erection of retail areas, cafe, and warehouse, provision of parking areas, and landscaping (Revised scheme)

Concerns were expressed over road safety issues at this location in connection with this application.

DCC Cllr M Squires agreed to raise these issues with Michelle Woodgates (Senior Highway Development Management Officer for Mid Devon)

NO OBJECTION SUBJECT TO ROAD SAFETY ISSUES

LBC Mortimores New Buildings

LBC to extend the height of the chimney pot and internal alterations to fireplace

RECOMMEND APPROVAL

21/00466/FULL Frogmire Farm Sandford

Erection of 5 dwellings and garage block with associated works following demolition of existing agricultural buildings

A SITE MEETING HAD TAKEN PLACE WITH THE APPLICATION.

THIS HAD BEEN FOLLOWED BY A MEETING WITH LOCAL OBJECTORS.

Concerns were expressed over road safety issues at this location in connection with this application.

DCC Cllr M Squires agreed to raise these issues with Michelle Woodgates (Senior Highway Development Management Officer for Mid Devon)

IT WAS AGREED TO OBJECT (See Appendix 1 – Copy of letter of Objection

21/00583/FULL 1 Gaters Gardens Sandford

Erection of dwelling to rear and single storey extension to existing dwelling

SITE MEETING TO BE ARRANGED

21/00248/FULL Higher Furzeland Copplesstone

Erection of agricultural storage building.

SITE MEETING TO BE ARRANGED

21/00617/FULL Creedy Park Crediton

Erection of a general purpose agricultural building (Land belonging to Bernie Butterfield)

SITE MEETING TO BE ARRANGED

21/00615/HOUSE 1 Brady Close Sandford

Erection of an extension.

SITE MEETING TO BE ARRANGED

21/00276/MFUL Fanny's Lane Sandford

Erection of 13 dwellings to include associated landscaping, public open space and infrastructure

IT WAS AGREED TO REQUEST AN EXTENSION UNTIL MID MAY TO ENABLE THE PARISH COUNCIL TO HOLD A PUBLIC MEETING.

Grants of planning permission noted :-

21/00024/FULL The Beacon Church New Buildings Sandford

Erection of single storey extension

21/00159/FULL Aller Barton Sandford

Erection of a straw store and general purpose agricultural building

21/00160/HOUSE 6 Orchard Close Sandford

Erection of first floor extension with new dormer

WITHDRAWN - 20/02118/HOUSE & 20/02119/LBC

Doddridge Barn East Village

Conversion of Barn / LBC for the conversion of existing barn to form an annex

11) RECEIVE REPORTS FROM COUNCILLORS & SUB COMMITTEES

County Cllr M Squires advised that Elections for both DCC and Devon and Cornwall Police Commissioner would take place on May 6th.

She had spoken to Matt Barrow at DCC who was happy to arrange a Remote Presentation on the matter of Rural Broadband.

12) Proposed Electric Charging Points

Cllr S Hale was still working on this together with a suggestion that maybe a power source be taken from the proposed new Creedy View development.

13) RECEIPTS AND PAYMENTS

Receipts

Lloyds Bank (March 2021 Interest)	£ 0.10
------------------------------------	--------

Payments

Mr M Vallance Salary £466.00, Ink cartridges £70.87 (includes 15% discount), Use of Home £54.00, Postage £4.46, Stationery £30.59, Photos £4.41	£670.37
ROSPA - Play area Safety reports	£147.50

Cheques signed by Cllrs Stephens and Snow

Crediton Boniface Rotary (Donation to New Buildings defibrillator)	£250.00
Cheque signed by Cllrs Stephens and Dalton	

15) ROADS AND FOOTPATHS

The number of potholes in need of attention was still causing great concern in the Parish.

16) ANY OTHER BUSINESS

Date (format and venue) of next Meeting

6th May 2021 DCC and Police Commissioner Elections were due to take place.

From 7th May 2021 the need to hold REMOTE meetings would cease.

13th May was agreed for the next meeting based in and around the Sandford Community Sports Pavillion..

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

Appendix 1

SANDFORD PARISH COUNCIL

Myrtle Cottage
Sandford
Crediton
Devon
EX17 4LZ

parishclerk@sandfordparishcouncil.gov.uk

5th April 2021

Dear Helen,

1/00466/FULL Frogmire Farm Sandford Erection of 5 dwellings and garage block with associated works following demolition of existing agricultural buildings

A site meeting was held with the Applicant on 30 March 2021 followed by a meeting with some of the Objectors to the application. Subsequently Sandford Parish Council discussed the application at our 1st April 2021 Meeting.

The Parish Council agreed to OBJECT to the application for the following reasons:

1. For a proposed development of this size the plans and supporting information lacked significant detail, making an informed discussion extremely difficult.
2. The proposed construction is outside the Sandford Development Area as set out in the MDDC Local Plan.
3. The Agricultural Building Legislation allows for 3 buildings only.
4. From the simplistic plans submitted it is not possible to be reassured that the design is sympathetic to blending in with the rural location of the site, particularly with regard to the design, appearance and height of the proposed buildings.
5. If it is the intention to construct the new dwellings to the same floor level as the adjacent property – “Old Frogmire” – then removal of the existing farm buildings, together with significant amounts of concrete would obviously be necessary. Plot 1 would need to be moved further from the boundary, and the ridge of Plot 1 should not exceed the height of the building it is replacing.

In regard to sewage disposal, the septic tank should be further away from the adjoining water course.

The garages proposed should be integral to the proposed homes, particularly bearing in mind the presumed need to be able to add electric vehicle charging points.

6. The existing properties along the access lane have no mains water supply – each property has a private supply. We assume that supply would not be put at risk should the proposal proceed, as we understand that the at the new construction would be connected to a mains supply taken from an existing conduit in Higher Road.

7. The current access to the site is along a privately owned single lane (maintenance costs shared by those properties with access) and is also used by farming machinery. The extra vehicular activity created from five new homes would potentially make the existing road layout at the main road junction more dangerous. No provision for footpaths is shown on the submitted drawings. Perhaps an alternative access should be considered.
8. The location is rich in wildlife, hedgerows etc. No indication is given regarding the retention of existing hedgerows, of any proposed landscaping or, indeed, the effect of increased light pollution.
9. Any permission granted will need to stipulate the hours of use of construction traffic as well as the route to be taken, viz. through Crediton, not through Sandford village. The noise disturbance will also need to be considered in this very rural part of Sandford.
10. Having regard to the above, if any permission is given it should be restricted to 3 dwellings only.

Yours sincerely,

Malcolm Vallance

Malcolm Vallance
Sandford Parish Clerk.

Helen Govier
MDDC Planning
Tiverton

