

**MINUTES of PUBLIC MEETING held on THURSDAY 20th MAY 2021, 7.30pm,
at Sandford Parish Hall**

**21/00276/MFUL Fanny's Lane Sandford
Proposed erection of 13 dwellings to include associated landscaping, public open
space and infrastructure**

(From 6.30pm onwards there had been a Public Exhibition, of plans and drawings, when the Public had an opportunity to speak to representatives from the Developers (Belfield Development) Dan Rogers (Planning Consultant Bell Cornwell) and Rob Franklin (Grainge Architects).

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

Cllr J Stephens (Chairman)

Messrs – B Fyfe, N Unstead, S Haley, M Lee, R Stoye, D Hope and M. Snow

Mesdames Dalton and Miles

MDDC Cllr E Wainwright

The Parish Clerk Mr M Vallance 24 Members of the Public

1) APOLOGIES – Penny Somerville and Justin Denno (Belfield Developments)

2) PROTOCOL FOR THE MEETING

The Chairman set out the rules for participating in the Meeting by Parishioners.

3) The Chairman introduced the Guests Speakers

Mr Adrian Devereaux (Mid Devon District Planning Officer)

On behalf of Justin Denno (Belfield Developments) Dan Rogers (Planning Consultant, Bell Cornwell) and Rob Franklin (Architect, Grainge Architect

4) Question and Answer Session

A copy of the the Questions submitted to the Developers, and their Answers, had been posted on the Parish Council Website under this Meeting date (20th May 2021).

A response was given to these questions and those present then had an opportunity to comment and ask further questions of the Speakers.

1) One of the main issues raised by residents of Meadowside was the potential impact of their homes flooding from the proposed attenuation tanks/ponds.

This point had been covered in one of the questions submitted ahead of the Meeting.

“ What measures are proposed to prevent flooding to Snows and Meadowside as ponds above Meadowside are NOT acceptable”.

/“The Project Engineer has advised that there will provide a cut-off trench along the southern boundary to capture any overland flows heading toward the downslope properties. This is a belt and braces approach as the ponds will be designed to cope with storms with a return period of 100 years plus a 40% increase to allow for climate change thus providing a betterment on existing conditions. The ponds will also offer significant biodiversity benefits to the environment compared to traditional drainage methods so we hope these features can be looked upon favourably. We would ask you to note that Devon County Flood Risk Team will look at this arrangement as part of their response and consideration of the planning application”.

2) Although concern was expressed over the number of new homes proposed more concern was expressed over the type of homes that were needed.

It was felt rather than Executive type homes these should be smaller affordable homes for families and older residents who had left the Village and would like to return.

Other issues raised included :-

- The Number of homes proposed (13) did not agree those in the MDDC Local Plan.
- Has the MDDC Local Plan not already met the 5 year Housing Plan requirement ?
- The proposed footpath diversion from the Parish Hall to Snows.
- How the S106 funding would be allocated, ?
- How the Crediton Clean funding of (£40K) would be allocated.
It was felt that there were projects in Sandford that might attract this funding (e.g. the proposed Footpath/Cycleway to Pedlars Pool).
- The gifting of “surplus land” to the Millennium Green.
Would the proposed gift to Sandford Millennium Trust include the legal costs of the transfer ?
- How would the excess spoil be disposed of, particularly a mandatory route away from the site to avoid the village centre and access of building deliveries to the site ?
- Street lighting and mitigation of light pollution as required by Natural England in view of the number of species and bats.
- What would be the future purpose of the proposed Management Committee and how would this be formed ?
- Would the electricity power supply need to be upgraded ?

These questions were noted and would be passed on to Justin Denno.

Devon County and Mid Devon Councillor Margaret Squires felt that in view of the lack of potential building land in the centre of the village this would be the last application for a development like this for many years to come.

5) Summing up by the Chairman

The Chairman thanked everyone for attending a very constructive meeting and for for their input.

He also thanked the guest Speakers for attending

The Parish Council would formulate, and finalise their comments, to the proposed development at their 4th June 2021 Meeting.

The meeting was formally closed at 8.40pm.

MJV

1/6/2021

21/00276/MFUL Fanny's Lane Sandford
Erection of 13 dwellings to include associated landscaping, public open space and infrastructure

Following a Public Meeting on 20th May 2021, and Parish Council discussions regarding this planning application, we would like to submit the following comments.

1. Whilst the Parish Council do not oppose the application we, and a high percentage of Parishioners attending the Public Meeting, do wonder whether the right type of homes are being proposed ?
Does Sandford really need more Executive type homes ?
There is clearly an absence of “affordable” properties in Sandford. This means many younger residents, as well as older residents who want to downsize, are forced to move into Crediton to find “affordable” properties.
Any attempts for moving back to their home village are thwarted by the lack of “affordable” Homes.
Many residents have told us they were wanting the number of dwellings reduced to the 8 described in the local plan. Whilst MDDC say 'they' must make best use of the land available, the need in Sandford is for cheaper dwellings rather than more executive style houses.
2. There is a huge concern, from the residents of Meadowside, that back on to the site, that their properties will be flooded due to the location of the proposed attenuation tanks/ponds.
We feel that these are NOT acceptable in the location current shown on the plans.
If the ponds do become the preferred option we would request that a trench is dug (filled with aggregate) with a drain pipe to take away the excess water in the direction of the sewage works.
3. The consensus from the Parish is that Zinc roofs are not suitable and they should match the current Creedy View development roofs.
4. We are concerned that the present Creedy View 1 attenuation tanks have yet to be adopted and feel that this is necessary before any Construction works begins on Creedy View 2.
5. Any conveyance of surplus land to a Sandford organisation needs to be at no legal cost to the recipient.
6. The future care of the Ha Ha needs to be attended to by the Management Committee, and not Sandford Parish Council or Sandford Millennium Green. Alternatively the responsibility lies with the owner of the property who's land this falls on. The Management Committee will need to have access for repairs etc.
7. No soil or spoil should be deposited below the Furlongs footpath as this could in time cause a potential hazard of it slipping down the bank onto the homes in Meadowside.
8. The Management Committee needs to be set up and running within 6 months of the first properties being occupied.
9. The monies allocated to the Clean Air Fund should be used toward the creation of the proposed Footpath and Cycle Way connecting Sandford with Pedlars Pool. Also with the path leading to Meadowside and Snows.
10. The impact of additional traffic on the already busy Fanny's Lane needs to be addressed and resolved. All construction vehicles need to access the site from the Upton Hellions end of Fanny's Lane rather than travelling through the centre of the village. Conditions also need to be put in place that deliveries do not take place at busy times of the day including when children are arriving at and leaving Sandford School.
11. It is recommended that sufficient fast electric car re charging points are included within the development as this need will become more and more a priority in future. We also suggest a car recharging point connected to the current Creedy View 1 car park.

