

SANDFORD PARISH COUNCIL

Myrtle Cottage
Sandford
EX17 4LZ
Tel 01363 772769

Chairman Mr Jim Stephens Tel Crediton 774835

parishclerk@sandfordparishcouncil.gov.uk

Dear Sir/Madam,

I hereby give notice that a PUBLIC MEETING of the above Council will take place on THURSDAY 20th MAY 2021, 7.30pm, at Sandford Parish Hall,

Malcolm J Vallance (Parish Clerk)

14th May 2020

(From 6.30pm onwards there will be a Public Exhibition, of plans and drawings, when the Public will have an opportunity to speak to representatives from the Developers)

1) APOLOGIES and Declaration of Interests

2) PROTOCOL FOR THE MEETING

Residents, electors or business rate payers of the parish shall be entitled to ask questions.

Persons submitting questions must be present at the meeting, where possible.

Questions may be verbal or written including E mail.

Written questions will be dealt with first.

Written questions shall be submitted to the Clerk by 9.30am two clear working days prior to the meeting.

Verbal questions shall not exceed 3 minutes.

At the discretion of the Chairman of the meeting, a questioner may ask one supplementary question.

Replies to questions may be verbal, or at the discretion of the Chairman, in writing or by reference to a published document.

The Chairman shall have the discretion to disallow any question which, in his/her opinion is scurrilous, improper, capricious, irrelevant or otherwise objectionable.

3) Introduction of Guests

Mr Adrian Devereaux (Mid Devon District Planning Officer)

Dan Rogers, Planning Consultant, Bell Cornwell L

Rob Franklin, Architect, Grainge Architects

4) Question and Answer Session

A copy of the the Questions already submitted to the Developers is attached and their response will be given during the Meting.

5) Summing up by the Chairman

QUESTIONS FOR CREEDY VIEW 2 PUBLIC MEETING

21/00276/MFUL Fanny's Lane Sandford

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

- Are the surface water and foul water sewers to CV 1 adopted ?
- What is the position for the sewers on CV2 ?
- Who is responsible for maintaining the attenuation tank on CV1?
- Will the sewers for CV2 be adopted and who will maintain the the above ground attenuation ponds ?
- Is Plot 13 over an existing attenuation tank?
- Is it proposed that any public open space be “gifted” to other bodies e.g. Millennium Green, Parish Council, Management Committee etc ?

If so will these gifts be free of legal fees and charges ?

- Who sets up the management committee?
- Who is to run the management committee after set up?
- Will S106 money be available to upgrade the Sandford to Furlongs foot and the link to Snows to make this an Official Footpath ?
- The Footpath from Meadowside up past the Village Hall towards the school has been used for years is diverting it permissible ?
- Is it practical to have steps on the diverted path as this will not be easy for young families with prams and push chairs ?
- Will there be any construction and tipping on the POS areas shown on the plans ?
- If so will the finished ground levels be as existing ?
- Will any part of the finished ground floor levels of Nos 9 -13 be above the existing ground levels. If so by how much ?
- Will the rear gardens of Nos 8 -12 be filled above existing ground levels and if so by how much ?
- Are there any drawings showing proposed finished levels ?
- Are there any existing Rights of Way (public or private) on the application site other than the Sandford to Furlongs footpath ?

- Will the boundary against Park House, on No 8, go right up to the hedge taking away the current right of way widely used as part of the School Route ?
- What measures are proposed to prevent flooding to Snows and Meadowside as ponds above Meadowside are NOT acceptable.
- Why are 13 homes being proposed when the MDDC Local Plan only allows for 8 ?
- Will MDDC get a layout for the street lighting before sales commence and will they have reduced lighting to combat light pollution in what was a quiet valley ?
- How will the excess spoil be disposed of - particularly a mandatory route away from the site to avoid the village centre?
- Are the cherry self-seeded trees beside the Park House boundary to be retained or removed ?
- Is there to be a mandatory route for delivery of materials that avoids the village centre ?
- Is the concrete and is the mortar to be mixed on site?
- Will there be any Self Build Homes ?

Malcolm Vallance
 Sandford Parish Clerk
 12th May 2021.