

SANDFORD PARISH COUNCIL

- 1) Minutes of a Meeting held at SANDFORD SCOUT HUT, 7.30pm, on WEDNESDAY 7th DECEMBER 2022.

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

Chairman B Fyfe

Messrs – M Lee, J Stephens, Snow, Stoye, Padgham, Hope

Mesdames – Dalton, Ford, and P Larcombe

MDDC Cllr E Lloyd

The Parish Clerk Mr M Vallance

The Meeting started with a moment of quiet reflection.

- 2) APOLOGIES – Cllrs S Haley, S Miles, and DCC Cllr M Squires.

DECLARATIONS OF INTEREST – None.

- 3) The MINUTES of the Parish Council meeting held on 2nd November 2022, which had been circulated prior to the Meeting, were confirmed and signed by the Chairman as a true record.
- 4) To report on MATTERS ARISING FROM THE MINUTES

a) Noticeboard at the bottom of Rose and Crown Hill – Steve Kirkham had taken a look at the notice board and would carry the renovations needed to make it “user friendly”.

b) Review of office equipment. It was agreed that the Clerk would obtain quotations for a replacement laptop (to include Office/ Charity version) and a replacement Printer.

Quotes to be obtained from :-

I) Ladds Computers Crediton

II) Edworthy Computing Bow

III) Crediton Computers

c) Annual review of the Clerk's salary (From 1st April 2022)

The Clerk left the room whilst this matter was being discussed.

The Clerk's Salary was reviewed annually and increased by the National Association of Parish Councils recommended rate as of the 1st April each year. (1st April 2021 1.75%).

However the 2022 NALC had agreed increase of £1925 pa (full time), or an additional £1 per hour at all points on the salary scale.

It was noted that the Clerk has been paid below the relevant NALC scale Max. and this required addressing.

So the recommendation was to increase the Annual Salary to £6692.00 (£557.66 per month).

It was agreed that this was one of the items the Finance Committee could discuss at their next meeting and make their recommendations to the full Council when setting the Precept for 2023/2034.

d) 20's Plenty – Cllr Padgham had produced designs for a unique Sandford 20's Plenty sign to be displayed at the four entrances to the Village.

The cost for four signs would be £1120 (including VAT)

It was formally agreed to purchase these signs Proposed Cllr Larcombe, 2nd Cllr Padgham, and carried.

Discussion took place over the method of payment see Item 12

Once the Signs were received the following Councillors offered to help with their erection – Cllrs Padgham, Larcombe, Dalton and Snow.

e) Road safety issues – It was agreed to pursue the road safety issues at the Fanny's Lane junction as raised by Cllr Haley at the November 2022 Meeting.

It was agreed that the Clerk should contact James Anstee (DCC Road Safety Officer) for his advice as to how progress this and to ask him, again, why this had not been included in the 2022 HATOC proposal ?

At the same time it was understood the HATO (Mid Devon Committee) had met and the Clerk was asked to establish the outcome of the 2022 Sandford HATOC Review.

f) Meeting with Richard Spurway (MDDC Footpath Officer) – The Chairman reported on a successful Meeting to discuss the Furlongs Footpath (FP23). DCC PROW were not happy with the suggestion, from the Developers at Weavers Way, to heighten the level of the Furlongs Footpath (FP23)

5) MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE PARISH CLERK – No new matters raised.

6) OPEN FORUM – One Parishioner was present and asked questions on both Weavers Way, and Pedlars Pool, and then stayed for the rest of the Meeting.

7) POLICE MATTERS – No new matters raised.

8) REPLIES

a) MDDC Planning – (Update on Weavers Way) – A Site Meeting was to be convened with Richard Marsh (MDDC), Adrian Devereaux (MDDC), and Justin Denno (Developer) to discuss the Revised Planning Application).

b) John Bodley-Smith (MDDC) had responded to the proposal to list Sandford Congregational Church as a Community Asset asking a few questions and the Chairman had responded. The Clerk had been contacted by someone who had submitted an offer on the Sandford Congregational Church Plot to turn the Church into flats.

He would be interested in disposing of the Hall in cash terms to the Parish Council.

The Clerk explained that the proposal to List the Church and buildings as a Community Asset was being processed.

The Parish Council agreed that if this was to happen it would be necessary to form a Charitable Trust like SACA. A Business Plan would also be needed.

The Clerk was asked to contact Martin Rich at Devon Communities for his advice.

c) Sylvia Holmes (MDDC) had replied to the “ Weavers Ways Complaint” to say that she had passed this on to the Officer dealing with Complaints at MDDC.

The Chairman agreed to work with the Clerk over a submission to the Ombudsman (Local Government) over this matter.

d) Richard Spurway/Tania Weeks (DCC PROW) had responded to Footpath issues :-

Snows to the Parish Hall – This needed to be discussed with the Developer.

Furlongs Footpath – They were not happy with the suggestion from Developer (Weavers Way) to heighten the level of the footpath.

9) CORRESPONDENCE

a) Pamela Tilney Ellis drew to the Parish Council's attention Mobility issues on the Furlongs Footpath. It was pointed out that hopefully this was one of the issues that could be included in the proposed Sandford to Pedlars Pool Cycle/Walk way.

- b) Vision ict Ltd – Further Website training was on offer to enhance and make more use of the Parish Website at a cost of £75. It was agreed the Clerk should take up this offer.
- c) Sandford Parish Hall had sent a request for funding towards installation of solar panel. -It was agreed to discuss this at the January 2023 Meeting.
- d) CAB – A donation request had been received and it was agreed to discuss this at the January 2023 meeting.
- e) Stuart Howell was still unhappy that his complaint to MDDC (Planning) over Weavers Way remained unresolved.

10) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA - No news to report.

11) RECEIVE REPORTS FROM COUNCILLORS & WORKING GROUPS

MDDC Cllr E Lloyd - Meeting with MDDC Officers at Weavers Way – Two dates had been offered (15th and 16th December) and 3.00pm on 15th December had proved to be the most convenient. The MDDC Consultation over the “Draft Statement” was continuing

Bellway Meeting (“Libbets Grange) – The Chairman, Cllr Snow, DCC Cllr Squires and MDDC Cllr Loyd had attended the remote meeting with Bellway to discuss the Reserved Matters planning application which would be submitted in the next 7 days.

Notes of the Meeting are attached at Appendix 1

12) PLANNING

22/02220/MFUL Land at NGR 283084 102432 (Fanny's Lane) Sandford Devon

Variation of Condition 2 of Planning Permission 21/00276/MFUL - Erection of 13 dwellings to include associated landscaping, public open space and infrastructure - Substitution of agreed drawings to incorporate revised site drawings

22/01970/FULL Summerhayes Care Home Sandford
Conversion of old apartment into a new bedroom wing
NO OBJECTION

22/01240/FULL Langlands Farm New Buildings
Erection of 5 dwellings following demolition of existing barns (Revised scheme)
NO OBJECTION

22/02129/FULL Broadacre Back Lane Sandford
Alterations to the fenestration of all elevations to include replacement windows and doors, formation of new window openings, installation of velux windows and re-rendering
NO OBJECTION

Grant of planing permission

22/01821/HOUSE Broadview The Square Sandford
Installation of 4 replacement windows

Refusal of planning permission
22/01653/FULL Park House Back Lane Sandford
Formation of vehicular access and erection of entrance gate

22/01445/FULL St Swithun's Church Sandford
Alterations to cobbled footpath and erection of hand rails

13) RECEIPTS AND PAYMENTS

Receipts

Lloyds Bank (November interest)	£1.20
Jubilee sales.	£10.00

Payments

Mr M J Vallance (Salary)	£475.00
(road planings for Outdoor Gym equipment)	£414.00
Mr D Hope Groundex Ground control	£52.95

Cheques were signed by Cllrs Dalton and Stoyale

It was agreed to make enquiries with Lloyds Bank (Crediton) over alternative methods of paying invoices to save the need for writing cheques.

14) ROADS AND FOOTPATHS No new matters raised

15) ANY OTHER BUSINESS

a) A meeting of the Finance Committee was set for 6.30pm on 4th January 2023 ahead of the monthly Meeting at 7.30pm.

(Finance Committee - Cllrs Miles and Ford plus Chairman and Vice Chairman Ex Officio.

b) 2023 Coronation of HM King Charles III – It was understood that the Coronation would take place in May 2023 and final details would arrive in the New Year at which time it would be able to discuss Parish celebrations.

Angela Crooke had already offered to organise another Beacon Lighting.

16) Date of next Meeting Wednesday 4th January 2023 (Sandford Scout Hut)

There being no other business the Chairman closed the Meeting at 9.21pm.

Appendix 1

Notes of a Remote Meeting with Bellway Homes “Libbets Grange”– 5th December 2022

Questions from Crediton Town Council

1. Have the development designers taken the Crediton Design Guide into consideration, especially windows, front doors and boundaries?

We had problems accessing the Meeting so missed the response to this question.

2. Will Bellway Homes consider removing the wood cladding on the south west detached houses, which is contrary to the local vernacular?

Bellway agreed to take off the wood cladding.

3. Will Bellway consider making all roofs slate, which is the predominant vernacular roofing material?

Bellway will be using re constituted slate.

4. Will Bellway consider ensuring space for place-making planting of individual specimen native trees such as oak, located to create a significant contribution to the valley landscape and setting?

This was already in hand.

5. Will Bellway consider better pedestrian connection between the town and the development, especially the proposed primary school site, by creating a footpath link from the south east corner onto Stonewall Lane/Old Tiverton Road?

This is a challenging issue and remains unresolved due to issues over vegetation to be “taken out” and the location.

The lack of pedestrian/cycle access to and from the Development was causing concern.

Crediton COP26 Group

1. Given that after June 2023 new developments will have to have solar panels, would Bellway consider installing them now to help people with their heating bills as well as reducing carbon emissions?

Solar panels WILL be installed

2. Have Bellway considered installing air source heat pumps at some of the homes, to take advantage of the government subsidy of £5000 for each pump installed?

This subsidy is only available to private home owners.

3. Can as many houses as possible be built south facing to take advantage of the sun?

This was already in hand.

4. Can Bellway contribute to a route with limited gradients from the site to the centre of Crediton to encourage people to walk or cycle rather than using cars?

The Route was already agreed and settled in the Outline Strategy.

5. Would Bellway please produce a carbon reduction plan showing in specific ways how this development will help MDDC in their target for net zero by 2030 ?

Bellway are already discussing this in a Group Strategy Plan and these details will be shared in due course.

6. Will Bellway incorporate higher spec insulation to demonstrate their statement of responsibility and sustainability.

See answer to question 6.

It was felt that this matter was a priority, yet to be resolved, and had not been discussed thoroughly up to the current time. There was still a need for parties to “Work Together” to achieve this.

Sandford PC

1. Why is the location of the school not adjacent to the proposed Rugby Club to enable the school to have easy access to the Rugby Clubs sports facilities etc. and easy access to the A3072 ? This would also mean that the construction costs of the school would be less as a site next to the Rugby Club is leveller than the sloping site in ‘Chestnut Field’

This had already been agreed and settled under the Outline application and it was not proposed to “re visit this matter” in the forthcoming Reserved Matters discussions.

At this point the matter of “Light Pollution” for those neighbouring the Development was discussed e.g. Upton Hellions and this would be dealt with.

Also at this point the road access from the A3072 to Sandford and East Village and Upton Hellions was raised and it was generally felt that the current proposals were not going to work.

Bellway said that this had already been agreed.

County Cllr Margaret Squires, and representatives from Sandford, challenged this and felt that DCC Highways would be happy to re visit this matter. This matter had been discussed in great detail by Michelle Woodgates (DCC Highways) and her predecessor.

It was felt that Bellway should look again at the proposed road layout.

2. Why is there no pedestrian / cycleway access from the development to Sandford in the North west corner of the site ? A cycleway link at this point should also extend directly to the Rugby Club facilities and would ‘link’ with the proposed cycleway at Furlongs in Sandford.

This was not included in the application and would not be happening.

Those present were disappointed to be told this in view of the positive environmental issues that could be harnessed.

SUMMING UP

Those present felt that there had been a full discussion on current issues but there were clearly still unresolved issues to be settled.

There was a need for “joined up infrastructure” .

BELLWAY ADVISED THAT THEY WOULD BE SUBMITTING THIER “REVISED MATTERS” APPLICATION TO MDDC PLANNING “WITHIN THE NEXT WEEK.

MJV

6th December 2022