

SANDFORD PARISH COUNCIL

Minutes of a Meeting held at SANDFORD SCOUT HUT, 7.30pm, on WEDNESDAY 1st MARCH 2023.

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

Chairman - B Fyfe

Messrs - D. Hope, R Stoye, and S. Haley (arrived during the Meeting)

Mesdames – Dalton and Miles 5 Parishioners Parish Clerk Mr M Vallance

1) APOLOGIES

DCC Cllr M Squires, Cllrs M. Lee, J. Stephens, M. Snow, P Larcombe, and G.Ford.

DECLARATIONS OF INTEREST – None.

The MINUTES of the Parish Council meeting held on 1st February 2023, which had been circulated in advance, were after correction to show the date of the Annual Parish Meeting as 23rd March, confirmed and signed by the Chairman as a true record.

2) OPEN FORUM

Five Parishioners were present and spoke on the planning application

23/00119/FULL Land and Garages at NGR 282671 102585 Crofts Estate Sandford

Concerns expressed included :-

- **Publication of the MDDC Planning notice.**
- **Parking**
- **Flooding and Drainage**
- **Access**
- **Roofing**

The Chairman advised those attending that they needed to make their views known to MDDC Planning in time for the deadline for comments 22nd February 2023.

(On the day of the Meeting there had been 13 comments submitted and shown on the MDDC Planning portal. Of these whilst most were objecting there were a number in favour of the application).

Notice was also given of the Planning Meeting to take place on 7th March 2023 to be attended by the MDDC Planning case officer Haimish Laird.

The members of the public then left the Meeting

3) To report on MATTERS ARISING FROM THE MINUTES

a) 20's Plenty Signs

The Clerk had researched 20's plenty signs that could be ordered on line and a final choice was made to order four signs.

In the mean time it was agreed that the Councillors, who had previously volunteered, should meet to discuss possible locations for the signs.

The use of a Speed Gun was suggested.

b) Sandford Congregational Church

No news to report other than that a small number of potential purchasers had been seen visiting the location.

c) 2023 Coronation of HM King Charles III

To be discussed at the Annual Parish Meeting on 23rd March 2023

d) Boundary Stones / Boundary Walk

Cllr Miles agreed to contact (Cllr Stephens) for an update on installation of the new Boundary Stones and advise Councillors of the progress.

The Clerk had suggested, and had offered to organise, a Coronation Boundary Walk/ Beating of the Bounds.

Day 1 Coronation Monday May 8th ?

Parish Hall – Pedlars Pool, Stonewall Lane, to end at New Buildings for a refreshment/toilet stop. End.

Day 2 Later in the year

Parish Hall – Kennerleigh Border (boundary stone in the river) – Swannaton – New Buildings. End.

Refreshment /toilet stop along the route.

Both routes would be timed and walkers could join, and leave, along the route.

e) Annual Parish Meeting – Set for 23rd March 2023, 8.00pm, Parish Hall (Annexe)

f) 2023 Parish Elections will take place on the 4th May 2023 and it was agreed to publicise this in the Parish and at the Annual Parish Meeting.

g) Sandford AFC – It was agreed to accept an offer for payment of the outstanding drainage works (half share) at £100m per month (£542 total)

h) Replacement of Office Equipment – An offer had been received for the Parish Council to be supplied with a 2nd hand desk top computer only a couple years old, There would be no cost involved apart from the setting up costs and also the cost of a new printer. The offer had been accepted and the new equipment was now up and running.

i) Donation to the “Sandford 500” Celebrations, being run by St Swithun's. A donation towards the cost of printing and advertising was confirmed of £200. Proposed Cllr Fyfe, 2nd Cllr Dalton, and carried.

4) MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE PARISH CLERK - No new matters reported that had not already been included on the agenda.

5) POLICE MATTERS – No new matters reported.

It was noted that there had been two incidents in the Parish that had ended up at the Crown Court in Exeter.

6) REPLIES

a) Ombudsman (Local Government) – A response to the Complaint over the way that MDDC Planning had deal with the Weavers Way had been received. This stated that only those received from INDIVIDUALS could be processed.

It was agreed to take advice from DALC as to the way forward.

b) MDDC – The request from the Parish Council to draw down S106 Funding to cover Play Equipment had been acknowledged.

Cllr D Hope had completed and submitted the necessary paper work to MDDC.

c) ROSPA – Safety inspections had been booked for both play areas in March 2023.

d) Devon Archives – Confirmation had been received that a deposit of past years Parish Council Minutes could be made at Devon Archives and this action was agreed.

A Parishioner who was a Volunteer, at Devon Archives, had kindly offered to collect them and deposit them on behalf of the Council.

e) Parishioners – Copies of letters of Objection sent to MDDC Planning in reference to the Zed Pods planned on the land of the Crofts garages, once they had been demolished, had been received and the Clerk had circulated these to Councillors.

f) MDDC (Operations Building Services) – Michael Lowman (Manager) had sent a very full explanation addressing the issues that the Parish Council had submitted over the way the “Crofts Zed Pods” issues had been deal with by the District Council.

He apologised for the way the matter had been dealt with .

It was agreed to attach a copy of his reply as APPENDIX 1 to the Minutes.

g) Mr M Leach had sent comments over the 369-bus service during the “cold snap” and these were noted. It was agreed to send him a copy of the email received from Dartline concerning this issue.

7) CORRESPONDENCE

a) Mr S. Colombe had made a further complaint over mud on road from “Town Barton” to West Sandford. He had been told that complaints over mud on the road was a Police issue and that his further comments were noted

b) DCC Highways – Road closures 6 – 10 March 2023 Cross Hill to Stockleigh Cross and 13-17 March 2023 East Village Cross to Cross Hill Cross (both for tree cutting)

c) Mr S Fleming

An email had been received expressing disappointment that the name of the late Jamie Fleming had not been used when naming of Streets at “Libetts Grange”.

A response had been sent explaining that it had been agreed to not include “names of people” in case this caused offence to those who had not been named.

d) Nick Silk had made contact over the following issues :-

i) Damaged cobbles outside the Lamb Inn.

It was felt that this was “wear and tear” and the Clerk had reported this to DCC Highways on the “Report a pothole/problem” website.

ii) He also felt that the Parish Council needed to be more proactive in sourcing Electronic Charging points in the Village.

It was agreed that during the time the PC had been discussing this issue the technology and costs had kept changing.

At the February Meeting it was decided to wait for the technology and service provision to mature.

Also, that it had been hoped to “piggyback” on the Weavers Way development and discussions were ongoing to place EV points in the SPC car park.

Disappointment was once again expressed that the Parish Hall had declined the suggestion that they would benefit from an EV charging points installation.

Cllr S Haley expressed disappointment over the length of time being taken to sort this matter.

MDDC Cllr Elizabeth Lloyd advised that MDDC were in the process of helping Parishes to achieve Electronic Charging Points and it was agreed to pursue the matter with them.

8) SANDFORD COMMUNITY SPORTS PAVILION & PLAY AREA

The new equipment at “Creedy View” was in the process of being installed and “Percy Penguin” was to be re-located.

9) RECEIVE REPORTS FROM COUNCILLORS & WORKING GROUPS

MDDC Cllr E Lloyd reported that the Budget for 2023/2034 was in the course of being set.

There had recently been various changes in the Chairman and Cabinet at MDDC.

10) PLANNING

22/00063/MARM (Creedy Bridge) Crediton Devon

Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future Crediton Rugby Club and up to 1.1ha of land for future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval

23/00098/HOUSE Workshop/Garage at NGR 283205 101672 Creedy Park Sandford
Installation of 12 photovoltaic PV panels (395 watt) on existing workshop and garage roof
NO OBJECTION

23/00119/FULL Land and Garages at NGR 282671 102585 Crofts Estate Sandford
Erection of 5 affordable dwellings following demolition of existing garages with associated parking, landscaping and works

PLANNING MEETING – Arranged for 3.00pm on Tuesday 8th March 2023 at Sandford Parish Hall

Grants / refusals of Planning Permission

22/01523/FULL (Revised x 2) Frogmire Sandford
Erection of 5 dwellings “Additional Drawings and information” **REFUSED**

11) RECEIPTS AND PAYMENTS

Receipts

Lloyds Bank (February 2023)

Statement awaited

Payments

Mr M J Vallance	£557.00
Donations	
Sandford Parish Hall	£250.00
C.A.B.	£250.00
M.D. Mobility	£250.00
Age Concern Crediton	£250.00
Tim Crew - Replacement computer, printer, installation etc	£272.11

Cheques signed by Councillors Stoye and Miles

12) Any other business – None.

13) Date of next 5th April 2023 and 3rd May 2023 (Parish Elections on 4th May 2023)

There being no other business the Chairman closed the Meeting at 9.19pm

Appendix 1

“Crofts Estate” - Response received from MDDC Building Services (20/2/2023)

I have been passed your enquiries below and hopefully will be able to answer them for you.

Erection of 5 affordable dwellings following demolition of existing garages with associated parking, landscaping and works

This planning application arrived yesterday afternoon ahead of our Meeting in the evening.

Whilst we were able to discuss the application time did not allow an in-depth discussion.

Whilst in essence we are delighted to learn of the initiative to provide Affordable Dwellings in the Village we are somewhat puzzled over the lack of consultation, and fine detail on the proposal, with the Parish Council.

I have been asked to enquire over the following points :-

1) Will this land continue to belong to MDDC ?

If that is the case why is the Planning Application not in the name of MDDC ?

The land in question will continue to remain in the ownership of Mid Devon District Council, the application is being submitted by the appointed contractors 'Zedpods' as the planning application is part of the turnkey framework we are utilising for a number of proposals throughout the district.

2) Will the properties become part of the MDDC Housing Stock and be awarded to those already on the MDDC Housing List with the Highest Points ?

The new properties if built would become part of MDDC's housing stock and allocation would be via the same route as is currently in place, all lettings within Mid Devon are done through 'Devon Home Choice' and this would be the case for these properties.

3) Will the properties be Rented ?

I can confirm that if the application is successful these new properties would be rented and that the rent would be set as 'Social' rent.

3a) Has the MDDC Housing Officer been part of the Consultation ?

I did try without success to find the name of this Officer on the MDDC Website to ask them for more details.

The Housing officer for this area is Ben Wright bwright@middevon.gov.uk , although Ben would not have been consulted on this proposal but his line manager would have been.

4) The location is in the Sandford Conservation area.

Whilst we are told "pods" like this are already "in use in some car park in Tiverton" will the final design match our Rural setting as it does in the heart of the Village ?

From the blurb that accompanies the application it does not seem sympathetic.

The proposed location is not within the 'conservation area' but is situated just to the North of this area. Although the appearance of the buildings in the application may not appear to be sympathetic to the surrounding area, part of the planning process is to ensure that any final appearance should be in keeping with the surrounding properties in both finish and colour and the final decision on this would be confirmed as part of the planning permission. We generally look at all properties within a designated area from the proposal and aim to match the most common finish.

5) Could we see some photos and examples of the Tiverton properties please and maybe see and possibly visit the location ?

Unfortunately, there are no properties of this type that are complete as of yet, the first site that will be complete is in St Andrews Estate in Cullompton which we are hoping will be complete within April.

6) Finally do you not feel the Parish Council should have been aware of what is being planned ?

I am already today being asked by a Parishioner did we know about this proposal and have not been "transparent" with the Parish over this ?

This is certainly something that I need to ensure happens with future proposals and I can only apologise that on this occasion you were not informed prior to the application being submitted.

7) Two of your current Garage Renters became aware of this only today and have asked what will be happening to their Tenancy Agreement ?

If the proposal is successful then all of the current garage tenants would be given notice that their tenancy will be ending and given a minimum of one month's notice (In reality this would be more like 6 months' notice), which is the notice period we are required to give for end of garage tenancies. And the reason that we haven't given them the notification already is that we would only do this if the application was successful.

8) I did have a visit from one of these Tenants this morning who is demanding the Parish Council hold a Public Meeting.

So, if this suggestion does gather steam maybe you will be able to attend ?

Although I will not be able to attend a public meeting, I would be prepared to answer any questions that may arise if you do hold a meeting.

Kind Regards

Michael Lowman

Operations Manager Building Services

20th February 2023