



Bampton Town Council
www.bamptontowncouncil.gov.uk

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28th January 2026

To all Councillors.

You are hereby summoned to attend a Meeting of Bampton Town Council to be held in the LARC building on Monday 2nd February 2026 at 7.00 pm for the purpose of transacting the following business.

Members of the public and press are welcome to all council meetings.

Jill Larcombe

Jill Larcombe - Clerk to the Council

AGENDA

- 1. Apologies and Acceptance for Absence:**
- 2. Declarations Of Interest:** In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Mid Devon District Council within 28 days of the change
- 3. Public Discussion** – To allow any questions, reports by members of the public on any matters relating to the agenda of this meeting or any matters the public would like the Council to consider on a future agenda. The period of time designated for public participation shall not exceed 30 minutes. Standing Order 3 (e,f.) refers.
A reminder that members of the public are not allowed to raise issues when Council is in committee.
- 4. Chairman's Report (for information only) -**
- 5. Reports**
 - a) County Councillor**
 - b) District Councillor**
- 6. To discuss a request for additional grit bins in Elizabeth Penton Way**
- 7. To approve the minutes of the meeting held on the 5th January 2026 as an accurate record of the meeting.**
- 8. Bampton Fair Committee.** To receive a report from the committee meeting held on 2nd February 2026.

9. Open Spaces

- a) Report.** To receive a report from the Open Spaces Committee Meeting held on 26th January 2026.
- b) To consider acceptance of a quote to replace two doors in the toilets at Station Road and install a contactless payment system.**

10. Hall Committee Meeting: to note the next meeting will be held on Thursday 12th February at 6pm.

11. To agree the appointment of newly co-opted councillors to committees.

12. Loss of retail premises in Bampton: a proposal that Bampton Town Council states that it deplores the loss of retail premises in Bampton.

13. Planning:

- a) Planning applications** - Mid Devon District Council has asked for observations from the Town Council on planning application/s received before the meeting.

26/00016/CLU Certificate of lawfulness for the existing outbuildings (garage, summerhouse, greenhouse, office and raised decking, potting shed and garden store) used for ancillary residential purposes in connection with Greenstreet Cottage, on the basis that the buildings were substantially completed and in such use for a period in excess of four years. Location: Greenstreet Cottage, Bampton.

26/00054/FULL Variation of Condition 3 of Planning Permission 20/01789/FULL (Change of use of hall solely for use by holiday makers to public use) to: The development hereby permitted shall not be used other than as a function hall: a. where the function hall is booked in conjunction with the use of the holiday accommodation at Duvale Priory, for a maximum of 130 people any one time inclusive of the occupiers of the holiday accommodation; or b. where the function hall is not booked in conjunction with the use of the holiday accommodation at Duvale Priory, a maximum of 130 people minus the number of persons occupying the holiday Accommodation. Location: Buildings at NGR 294446 120596 Duvale Priory, Bampton.

25/01805/Full Erection of one self-build dwelling and associated landscaping works. Five Levels, Old Tiverton Road, Bampton.

26/00004/LBCDOC Details pursuant to the Discharge of Condition 3 of Listed Building Consent 19/00880/LBC relating to the colour finish and verge detail of the GRP roof and Condition 5 relating to details of the design, materials and external finish of the front door. Location: Toll House 15 Briton Street, Bampton.

b) Planning applications to note:

26/00050/PNAG Prior approval for the construction of a new road. Location: Land at NGR 292603 121645 South of Oakfordbridge, Bampton.

26/00105/PNCOU Prior approval for the change of use of an agricultural buildings to 1 dwellings under Class Q. Location: Pixton Woodlands Land and Buildings at NGR 293433 122041, South Molton Road.

c) Planning decisions: to note the following decisions made by MDDC

25/01693/CAT Notification of intention to fell 1 Sycamore tree within the Conservation Area. Location: 7 Bridge Terrace, Bampton. Decision: no objection.

25/01880/NMA Non-Material Amendment for 25/00230/FULL to allow change of roof

material from tiles to slate. Location: Land at NGR 296051 122700 & Court Grove Farm, Bampton. Decision: permission granted.

25/01527/PNDEM Notification of intention to reduce the end weight loaded limb in the Northeast crown by up to a maximum of 3m. Crown reduce the third Southwest main scaffold limb by up to maximum of 4m within the conservation area. Location: 2A Brook Street, Bampton. Decision: no further decision is required.

25/01724/PNCOU Prior Approval for the change of use of an agricultural building to 1 dwelling under Class Q. Location: Land and Building at NGR 299622 125408 Cats Castle, Shillingford. Decision: approval of prior approval.

25/01645/FULL Erection of 1 bedroom annexe and car port following demolition of existing barn. Location: Frandale Farm, Shillingford. Decision: conditional approval.

d) Any other planning matters. Invitation to MDDC Planning Training Session on Thursday 26th March 2026 at 18:00 – 20:30 on Teams or in person at Phoenix House.

14. Finance:

a) Payments for approval

LARC	Hire of room for Council meeting	£24.00
Four Seasons Grounds Maintenance Ltd	Grounds Maintenance Contract	£803.99

b) To note Direct Debits & fees paid in January

Unity Trust Bank	Monthly service fee	£6.00
Lloyds	Monthly charge for corporate card	£3.00
EDF Energy	Monthly DD for electricity for toilets	£77.35
EDF Energy	Monthly DD for pump house electricity	£20.72
MDDC	Business rates Bampton Fair	£41.00
MDDC	Business rates old lock up	£62.00
Pennon Water Services	Water bill old lock up	£53.43

c) To report on payments made since the last meeting

Janice Caunter	Cleaning toilets	£350.00
EWJ Tanner	Rent for office	£350.00
Chloe-Marie Aston	Bampton Fair entertainment	£184.00
Viking Office UK Ltd	Toilet rolls & stationery	£107.95
EDF Energy	Electricity for office	£73.17
Four Seasons Tree Services Ltd	Additional cut of football pitch at Recreation Ground	£72.00

d) Receipts since the last meeting. Stall fees and car park.

e) Finance report including bank reconciliations

f) To consider a request for funding from Bampton Heritage and Visitor Centre towards a new stand alone website (Website creation £450 & monthly recurring fee of £25).

g) To consider a request for a grant of £1,000 from Hospicare to help fund a Community Nurse caring for patients in Bampton.

15. To review Standing Orders and Financial Regulations

16. Confirmation of the date of the next meeting. 2nd March 2026.