

Bampton Town Council

The minutes of a meeting of Bampton Town Council held in the LARC building on Monday 2nd June 2025 at 7.00 pm.

Members Present – Cllr S Fouracress (Chair); Cllr R White; Cllr B Boyles; Cllr R Brooker; Cllr L Bull; Cllr N Bull and Cllr R Grabke.

In attendance: District Cllr M Stratton, County Cllr S Lodge, 6 members of the public and Mrs J Larcombe (Clerk).

22/06/25. Apologies and Acceptance for Absence: Apologies were accepted from Cllr L Brock and Cllr D Whiteway. Apologies were received from District Cllr C Adcock.

23/06/25. Declarations Of Interest. No declarations.

24/06/25. Public Discussion.

Colin Williams, Bampton's Wildlife Warden, told the meeting that the name of the Wildlife Warden Scheme is being changed due to loss of funding and it will become part of the Devon Wildlife Trust Wilder Communities Scheme. He said a fantastic job had been done on the footpath from Scotts to the Industrial Estate but some trees had been taken out that didn't need to have. He also commented on the savage strimming of primroses by Highways. Variegated Yellow Archangel is a non-native invasive species which, under Schedule 9 of the Wildlife Act 1981 is an offence to let it grow. This has got into the bank by the industrial estate. The Council said it had no objection to it being hand pulled to remove it. Any soil with roots has to be disposed of.

Andy Macdonald, a trustee of Bampton Heritage and Visitor Centre and a member of the working group looking at providing fingerpost signs in the town, gave an update on the project. The main problem is funding. He hasn't heard from MDDC about the Prosperity funding they are administering and have indicated he could apply for. Based on the figures provided the group will deliver a slightly reduced project and the number of fingerpost signs will be reduced from eight to seven. Quotes are running out of time and are likely to increase. Mr Macdonald will request that MDDC give a response to bring the matter to a head. Time is moving towards the end of the first quarter of the financial year and there will be less time to deliver the project. Cllr Stratton said he would take this up with MDDC.

A member of the public joined the meeting.

Catherine Barlow, representing Bampton in Bloom, thanked the Council for arranging for the leat to be cleaned before their Hidden Gardens Weekend at the end of June. She asked if the bench opposite the Railway Garden could be renovated before then. Cllr Boyles and Cllr Brooker offered to do the work. The bench will be repainted in Pullman colours. The Council will share information about the Hidden Gardens Weekend on social media and on the website to help publicise the event. The Chair said it was noticeable that Bampton in Bloom had started work on the planters and the town was looking fabulous.

Brian Smith, a member of the Twinning Association, asked the Council for a donation towards the cost of expenses for a speaker for a meeting planned for the first week of September. He was asked to contact the Clerk for a grants form so that an application could be made and discussed at the next meeting.

25/06/25. Chairman's Report (for information only). The Chair reported that an appropriate ceremony had been held for VE Day and a good crowd attended. The litter pickers have been out tidying up in the town and they were thanked.

As the minutes are now longer it is difficult to fit them on the noticeboards. Meeting agendas will continue to be published but a Q Code will be added to the notice boards for people to use to access the minutes online. If anyone requires a paper copy they can request one from the Clerk.

26/06/25. Reports

5.1. County Councillor. Cllr Lodge reported that elections for positions on the County Council had been held. Two Mid Devon County Councillors had been elected to Cabinet. Councillor James Buczkowski is the Cabinet Member for Finance and Cllr Simon Clist is the Cabinet Member for Assets and Resources. A new system has been introduced with the aim to improve the responses to queries. The weekly allowance paid to foster carers is to be increased and foster carers will receive a council tax rebate based on the number of weeks they provide care. Cllr Lodge asked whether there were any problems with broadband connectivity in the parish but this wasn't felt to be a problem.

Councillors questioned why DCC will be carrying out work on the road from Bampton to the Exeter Inn. They asked whether Highways were aware of the poor condition of the road to Black Cat and asked that it was looked at again. Cllr Lodge said DCC are aware of their responsibilities. Surface dressing seals the road after it has been repaired and extends the roads expected 20 year life span by wdf10 years.

5.2. District Councillor. A written report from Cllr Adcock was circulated by email prior to the meeting. Discharge of Planning Obligations 24/01294/DPO, Quarryman Close, Bampton: The developer (Fortbury Homes) seeks to be released from a S106 agreement to build 4 affordable homes and to contribute £83,643, before completing those last 4 homes. This case is now out formal consideration by MDDC Councillors: Ward members, Cabinet Member for Housing, Planning Committee Chair and Planning Committee Vice-Chair.

Planning application 23/00209/Full Erection of 2 dwellings and associated works at Frog Street, Bampton has been amended but is still felt to be a bad development. Residents feel the impact is detrimental.

Active Tiverton is offering students three months membership of the leisure centre at Tiverton for £25/per month and the offer runs from 01.06.25 to 30.09.25.

Cllr Boyles reported that heavy vehicles associated with the building site at School Close are being driven over pavements and are crushing a drain. When she approached the contractors, they were not very friendly, and she felt the comment she received when she approached the site manager was unacceptable. It feels there is no care for the local residents and the children walking to and from the primary school. Cllr Boyles was advised pavements are Highways responsibility and the issue should be reported on their website.

Two members of the public left the meeting.

27/06/25. To approve the minutes of the meeting held on the 6th May 2025 as an accurate record of the meeting. The minutes were agreed as an accurate record of the meeting and they were duly signed by the Chair.

28/06/25. Report from the Charter Fair Committee meeting on 2nd June 2025: Cllr White reported that the application to set up a Charitable Incorporated Organisation (CIO) to take on responsibility

for the organisation and running of the fair has been submitted. Good progress is being made with the planning and organisation of the 2025 Fair. There are plans to extend into the evening with a silent disco and fire eaters. Raynet, a professional charity, will run the stewarding and communications this year. Friendly, knowledgeable local stewards will assist. Extra signage is arranged.

29/06/25. Open Spaces Report:

1. Report from Council Open Spaces Committee meeting on 28th May 2025. Cllr Boyles reported that for consistency she and Cllr Lucy Bull were elected as Co-chairs. The committee agreed to pay Four Seasons Tree Services Ltd to clear the leat as no one on the Council has Chapter 8 qualification and this has been arranged for 17th June. The committee want to see how long it will be before it needs cleaning again so that they can consider budgeting for cleaning in the future.

The new grass cutting contract is working well.

The condition of the aging play equipment in the Station Road play area and the need to replace it was discussed. Following inspection there is nothing of high risk but there is some medium risk items. The committee is mindful that some work needs to be done and have started looking at obtaining funding to replace the equipment.

Signs will be ordered for the Millenium Green to make people aware of the risk from the water running through the site.

The committee will be meeting again on 16th July.

2. Update on arrangements for carrying out maintenance work for BTC. Jay Kemp is unable to carry out maintenance for the Council at present. Wayne Boyles has offered to step in to help and this offer was accepted.

3. To receive an update on discussions about finger posts as signage within the town. Covered under public discussion item.

4. To report on repairs to the toilets and consider rationalisation of costs for the toilets. The survey is due to be carried out.

5. Update on repairs to the bus shelter at Petton Cross and the request for a bus stop sign on opposite side of the road. The repairs are still waiting to be done. The bus stop sign will not be approved and will be removed from the agenda.

6. Motte & Bailey – update on plans for repairs. Arrangements are being made for a meeting with Andy Crabb, Archaeologist & Heritage at Risk Project Officer for Historic England. Nothing can be done until he has visited the site and given advice. A local artist has suggested an interesting idea for a seat to be sited on the top.

7. Update on creating disabled parking bay in Station Road car park. This is waiting on the contractor to be completed.

8. Update on purchasing the phone boxes. An application has been made and acknowledged.

30/06/25. Update on the Councils actions and proposals on projects identified in 2023/24 regarding improvements in accessibility in the town to be paid from the Sheila Howells Legacy. No update.

31/06/2. Planning:

1. Planning applications - Mid Devon District Council has asked for observations from the Town Council on the following planning application:

23/00209/Full Erection of 2 dwellings and associated works. Location: Land and Buildings at NGR 295663 122384 Frog Street, Bampton. Revised drawings and additional information.

Comment: Bampton Town Council has very strong objections to this application. This amended application does not address the objections the Council has put forward previously and there is no real revision.

The Council repeat the points made previously:

1. The area of Frog Street is shown as a HIGH RISK for flooding.
2. Access to the proposed development is considered to be inadequate based as it is on a sharp bend in a narrow street.
3. Traffic levels: additional vehicles serving the proposed development would increase already over-crowded traffic issues on a narrow street with no pavements for pedestrians. A passing bay has now been removed
4. The two proposed properties would cause overlooking and a loss of privacy for those in Newton Court.
5. Being so close to properties in Newton Court will also incur loss of light and overshadowing.
6. Bats are known to roost in Newton Court and this area is also known as a fly zone for the protected species.

2. Prior Notification application – for information only.

25/00566/PNCOU Prior Notification for the change of use from Commercial, Business and Service (Use Class E) to 2 one-bedroom flats under Class MA. Location: 24 Fore Street, Bampton.

3. Planning decisions: to note the following decisions made by MDDC

25/00179/RPPS Removal of public payphone service: Telephone Number 01398 331390
Location: K6 Telephone Kiosk at NGR 295695 122282 Newton Square, Bampton. Decision: consent.

25/00180/RPPS Removal of public payphone service: Telephone Number 01398 331399.
Location: K6 Telephone Kiosk at NGR 296018 122111 Briton Street, Bampton. Decision: consent.

25/00403/LBC Listed Building Consent for the removal of existing conservatory and replace with loggia; replacement of casement window with sash window; replace pvc fascia and gable cheek.
Location: 6 Brook Street Bampton, Tiverton. Decision: listed building consent granted.

25/00407/FULL Erection of self-build dwelling and triple garage with room over following Demolition of existing bungalow; removal and replacement of existing double garage with garden room. Location: Hazelhurst, Tiverton Road, Bampton. Decision: conditional approval granted.

25/00458/Full Erection of timber BBQ cabin. Location: Land at NGR 294036 120394 Duvale Barn, Bampton. Decision: conditional approval granted.

25/00467/Full Erection of timber barbecue cabin. Location: Land at NGR 294558 120576 Duvale Barton, Bampton. Decision: conditional approval granted.

4. Any other planning matters. No other planning matters.

32/06/25. Emergency Plan update: Cllr R Brooker reported that the draft plan was on Teams under Full Council documents. Annex A: Home Emergency Plan which has useful advice and pointers could be published on the website and Facebook once councillors have looked at it. There are a couple of annexes with restricted access. All councillors are on the Community Response Team. Cllr Grabke will be added to the WhatsApp Group.

Cllr L Bull will check whether previous volunteers are happy to be included in an annex with restricted access.

Councillors were impressed with the plan, and it will be brought back to the next meeting for

final agreement.

33/06/25. VJ Day 2025: to note national and local plans for commemoration. The Royal British Legion visited the primary school and gave a talk for VE Day. The Heritage Centre are planning a display for VJ Day. The Council will wait to see what others are doing.

34/06/25. FINANCE:

1. Payments for approval. It was resolved to make the following payments.

LARCS – venue hire 2 nd June	£42.00
Healthmatic Ltd – survey for toilets	£450.00
Vision ICT Ltd – website hosting etc	£225.76

2. Direct Debits & fees. Noted.

Unity Trust Bank – service charges	£6.00
Source for Business (DD July 1st) water bill Brook Street	£28.62

3. To consider Council's insurance with Clear Councils is up to date and that Council wish to renew under the 3 year contract at a cost of £1,261.44. To resolve actions and expenditure. It was resolved to renew the policy.

4. To report on payments made since the last meeting. Noted.

Janice Caunter – toilet cleaning	£350.00
LARCS – venue hire 6 th May	£42.00
Viking – toilet rolls and stationery	£77.12
Four Seasons Tree Services Ltd	£803.99

5. Bank reconciliations. Noted.

6. Internal Audit Report. Deferred to extra ordinary meeting.

7. Annual Governance Statement. Deferred to extra ordinary meeting.

8. Annual Accounting Statement. Deferred to extra ordinary meeting.

9. Notice of Public Rights and Publication of Council's Accounts. Deferred to extra ordinary meeting.

35/06/25. Clerks Report. The Clerk reported that she had received the Land Registry documents for the piece of land the Council purchased in 2024.

36/06/25. Date of the next Council meeting – the next meeting is planned for 7th July 2025 at 7.00pm in the LARC building. A date will be arranged for an extra-ordinary meeting to agree the finance items deferred at this meeting.

37/06/25. Part 2 item – to discuss the possibility of permanent office space for BTC. The Council excluded members of the public and the press to progress a matter of a confidential nature. Public Bodies (Admissions to Meetings Act) 1960. Local Government Act 1972, ss 100 and 102. It was resolved to move into Part 2 due to the confidentiality of information to be discussed. Members of the public and the County and District Councillors left the room.

The meeting closed at 8.20pm.

Signed:
Chair

Date:

DRAFT