



DRAFT MINUTES

These minutes will be agreed at the meeting to be held on 3rd November 2025 and might be subject to slight amendment

The minutes of a meeting of Bampton Town Council held in the LARC building on Monday 6th October 2025 at 7.00 pm

Present: Cllr's R White (Chair of Meeting), B Boyles, L Bull, R Grabke and D Whiteway.

In attendance: County Cllr S Lodge, District Cllr's C Adcock and M Stratton and two members of the public.

70/09/25. Apologies and Acceptance for Absence. Apologies were accepted from Cllr's S Fouracres, R Brooker and N Bull. Cllr Lodge had advised that he would be late.

71/09/25. Declarations Of Interest. No declarations of interest.

72/09/25. Public Discussion. Pickleball is going well and forty-six people have signed up. The group will be moving to online booking. The three-month trial period agreed by Bampton Town Council (BTC) comes to an end this month and the group would like to continue with their priority sessions on the MUGA. The group would also like to canvas members regarding the timing of priority sessions on Saturday and Sundays. These will be discussed at the BTC November meeting. Cllr L Bull asked for a report and some photos (permission needs to be given) to post on the BTC Facebook page to celebrate the successful setting up of the pickleball group.

73/09/25. Reports

a) County Councillor. A written report from Cllr Lodge was circulated by email prior to the meeting.

b) District Councillor. A written report from Cllr Adcock and Cllr Stratton was circulated prior to the meeting. Cllr Adcock noted there was still no closure on changes to the S106 agreement for 24/01294/DPO, Quarryman Close, Bampton. A decision on planning application 25/00209/Full Erection of 2 dwellings and associated works at Frog Street will be made by the MDDC Planning Committee on Wednesday, 8th October. Cllr Adcock and Cllr Stratton will attend to make representations against the application using planning grounds. They hope to get it refused. MDDC are assuring everyone that they are taking action on planning breaches. The State of the District Debate was held on September 17th.

74/09/25. To approve the minutes of the meeting held on the 1st September 2025 as an accurate record of the meeting. The minutes were approved as an accurate record of the meeting and they were duly signed by the Chair of the meeting.

75/09/25. Report from the Charter Fair Committee meeting held on 6th October 2025. Cllr White reported that all was going well with plans for the fair. BTC flags have been put up throughout the town. Cllr White thanked everyone for their help and advised keeping an eye on social media. There will be a five minute firework display at 7.45pm which will be set off from the back of the Motte/Castle looking down Castle Street. The display will start off quietly and build up so that people and animals are not suddenly startled by loud noise.

76/09/25. Report from the Hall Committee meeting held on 11th September. The Committee is looking for a Chair to drive the project forward. Cllr Fouracre took the chair for this meeting. During the meeting the most recent plans from the architect were considered and there was discussion about where a lift will go. While there were comments that the building will have the look of a factory it wasn't felt that it would be out of place as the hall is on the edge of the industrial estate. Local groups have been asked what storage space they will require in the lower floor of the hall. The architect will attend the next meeting. Cllr Fouracre and Cllr Brooker have attended capital fundraising training organised by Devon Communities Together.

77/09/25. Open Spaces Report:

a) Report from Open Spaces Committee meeting held on 25th September. Cllr Boyles reported that quotes are being obtained for the upgrade of the play equipment at Station Road. A meeting with a supplier is planned for later this week. Cllr Fouracres and Cllr Brooker have made plans for remedial repairs. Quotes are being obtained to replace the fencing around the orchard at the Millenium Green.

Vegetation has grown up again on the leat. This is something that is continually being talked about. BTC cannot arrange a working party as there is no one with a Chapter 8 qualification to supervise. People need to be encouraged to clean the area outside of their properties. If BTC were to pay for the leat to be cleaned on a regular basis it would need to cut back on something else.

BTC is consulting on removing the large Pine tree in Hollett Garden as part of plans to improve the garden. Cllr Whiteway offered to help the two volunteers who have been looking after the garden recently. The Clerk will get their permission to share their contact details.

b) Update on repairs to the bus shelter at Petton Cross. No update. Mr Boyles will be asked to look at carrying out the repairs.

c) Update on purchasing the phone boxes. The contracts have been signed by the Clerk and returned to BT.

Cllr Lodge joined the meeting.

d) Update on arranging to survey the pipework and clear any blockages or restrictions that feed the leat. Cllr Brooker is trying to obtain further quotes for the work.

e) Update on bin replacement. MDDC Street Scene has quoted a one-off cost of £88.92 to relocate one of the bins from the entrance to the Riverside Car Park to Shillingford. The ongoing cost for emptying this bin once a week would be £728.00 per year (£14 per week). The Clerk has queried this with them as the cost of emptying the bins in Bampton is much lower. They have said that according to their calculations, the annual cost would usually be £821.60. However, this was by their Team Leader to £728.00 per annum to support with costs. The cost was felt to be too high and other suggestions were made. The emails will be forwarded to the District Councillors in the first instance.

78/09/25. Planning:

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

25/01124/Full. Erection of replacement garage. Location: Land and Building at NGR 295814 122456 Belle Vue, Bampton. No comment.

25/01298/House Conversion and extension of existing garage/outbuildings to create/workshop/stores and games room with guest accommodation/office above following partial demolition of garage and demolition of outbuildings. Location: Whittenhays, Bampton. No comment.

b) Planning notifications: to note. No comment to be made.

25/0120/CAT Notification of intention to reduce crown by 5m to 2 x sycamore trees within the conservation area. Location: 22 Frog Street, Bampton.

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

25/00928/Full Variation of conditions 2 of planning permission 18/00628/FULL (Conversion of existing steel framed agricultural building to two 3-bedroom holiday cottages) to allow substitute plans to regularise alterations to the elevations.

Location: New Park Lodges, New Park, Bampton. Decision: conditional approval.

25/01025/CLP Certificate of lawfulness for widening of existing driveway and erection of a fence. Location: Mount Pleasant, Bampton. Decision: certified as lawful.

d) Notification of planning application to be considered by the MDDC Planning Committee.

25/00209/Full Erection of 2 dwellings and associated works. Location: Land and Buildings at NGR 295663 122384 Frog Street, Bampton. This application will be considered at the hybrid meeting on 8th October 2025 at 2.15pm at Phoenix House, Tiverton. Noted. District Cllr's C Adcock and M Stratton will attend and make representations against the application.

e) Any other planning matters. No other planning matters.

79/10/25. Finance:

a) Payments for approval. It was resolved to approve the following payments:

Four Seasons Tree Services Ltd – monthly maintenance contract –	£847.19
LARC – hire of room for Council meeting	£24.00
Bampton C of E Primary School – grant towards costs of making decorations for large Christmas tree on the stage	£100.00

b) Direct Debits & fees

Unity Trust Bank – service charges	£6.00
Pennon Water Services – water bill for toilets	£772.77
Pennon Water Services – water bill old lock up	£30.42
EDF Energy – electricity for toilets	£77.35

c) To report on payments made since the last meeting. Noted.

LARC – hire of room for Council meeting	£24.00
Janice Caunter – toilet cleaning	£350.00
Andy Loos – portable toilet hire for Apple Day	£140.00
Council of Devon – membership & 2 places on training session	£140.00
Four Seasons Tree Services Ltd – maintenance contract	£803.99
Four Seasons Tree Services Ltd – cleaning of leat in June	£432.00
Four Seasons Tree Services Ltd – removal of fallen tree	£660.00
Gopak – replacement table	£106.88
Edge IT Systems Ltd – Annual charge for Microsoft licences	£914.42
The Flag Shop – Bampton Town Council flags	£1197.00
Luke Hadley – cleaning office windows	£10.00

E W J Tanner – office rent	£350.00
Rupert White Interiors Ltd – stationery for fair & council Business	£80.98
Bampton Twinning – grant towards talk 24 th September	£150.00
Mid Devon District Council – play area checks	£662.40
Sonic Fireworks – 25% deposit for firework display for fair	£450.00
Devon & Somerset Marquees Ltd – 25% deposit for fair	£798.32
Slick Events Limited – 25% deposit for stage for fair	£538.50

d) Receipts since the last meeting. Noted.

MDDC – second half of precept	£42,500.00
Car park & toilet donations	£317.00

Fair stall fees & sponsorship also received.

e) Finance report including bank reconciliations. To be added to Teams.

f) To review Grants Policy and application form. The Clerk had updated the Grants Policy and application form and a draft was circulated to councillors prior to the meeting. Councillors were asked to contact the Clerk if they wanted to suggest any amendments. The policy and application form will be added to the agenda for next meeting for agreement.

3/09/25. Reports (Continued)

a) County Councillor. Cllr Lodge added to his written report. Devon County Council (DCC) has a new Strategic Plan for 2025 - 29. There are now three cabinet members for children's services.

Efforts are being made to balance the budget for SEND.

There is a shortage of children's homes and incentives for fostering are being promoted.

LGR – three models have been put forward for a unitary council and the deadline for submitting final proposals to the government is 28 November 2025.

Cllr Lodge has received a lot of emails from Bampton residents who are worried about the possibility of the closure of the library. DCC currently operates 50 libraries which are run by the charity Libraries Unlimited but DCC is facing budget constraints. Cabinet has been reviewing the service and there will be a public consultation. There will be no decisions until March or April.

80/10/25. Clerks Report. The Clerk had nothing further to report.

81/10/25. Council meeting dates – review of meeting day. Confirmation of the date of the next meeting. The review of the meeting day was deferred to the next meeting as three councillors were absent. The next meeting will be held on Monday November 3rd at 7pm.

The meeting closed at 8pm.

Signed:
Chair

Date: