



DRAFT MINUTES

These minutes will be agreed at the meeting due to be held on 2nd February and might be subject to slight amendment

The minutes of a meeting of Bampton Town Council held in the LARC building on Monday 5th January 2026 at 7.00 pm.

Present: Cllr's S Fouracres (Chair), B Boyles, R Brooker, L Bull, N Bull, R Grabke and R White.

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

109/01/26. Apologies and Acceptance for Absence. Apologies were received from District C Adcock.

110/01/26. Declarations Of Interest. No declarations of interests.

111/01/26. Public Discussion. Mr Macdonald reported that the replacement arms for the fingerpost signs will be delivered next week. Noted by all that the fingerpost signs are looking very good. Together with his wife he gave support for the Definitive Map proposal.

112/01/26. Chairman's Report (for information only). Cllr Fouracres thanked the group of twelve volunteers who had cleared vegetation from the leat and Mrs Brooker who had organised it. The Council will see how it progresses. The recent heavy rain and consequential flooding kept Cllr Brooker busy. He and the volunteers that turned out to help were thanked. Highways will be asked if they can think about ensuring the drains at Scotts are kept unblocked. Mel McKenna, Neighbourhood Highways Officer has moved to the North Devon team and has been replaced with Dominic Scotting. Flooding is a highways problem and it is thought there will be some flood investigation as residents at New Buildings were really fearful that their properties were going to be flooded. The hard work of a group of individuals saved the buildings from flooding. Cllr Fouracres met with the Volunteer Litter Pickers before Christmas and coffee and mince pies were provided as a thank you for what they do.

113/01/26. Reports

a) County Councillor. A written report was circulated by email prior to the meeting. Cllr Lodge reported on a meeting he had chaired in Tiverton where the problems arising from the lack of pharmacy provision in the town were discussed. This is having an impact on the pharmacy in Bampton as people are travelling from Tiverton to get their prescriptions rather than queue for up to two hours in the only two pharmacies open there, often to find the medication is out of stock. Cllr L Bull expressed concern about the lack of access to a pharmacy in Mid Devon on Christmas Day. Bampton pharmacy was the only one that opened and then only for two hours. When asked about plans to clear vegetation from pavements Cllr Lodge said he would report back.

b) District Councillor. A written report from the District Councillors was

circulated prior to the meeting. Oakford Parish Council's disappointment that their planned meeting with MDDC Enforcement Officer to discuss their concerns had been cancelled was noted. Morebath Parish Council had had a very successful meeting with planning officers. There is local unrest about the height of the one bedroom units in the development at School Close. Cllr Stratton is trying to improve communication. Following the Christmas and New Year period and the recent freezing weather waste collections there is a staggered return to normal collection days.

114/01/26. To approve the minutes of the meeting held on the 1st December 2025 as an accurate record of the meeting. The minutes were agreed as an accurate record of the meeting and were duly signed by the Chair.

115/01/26. Bampton Fair Committee. Cllr White reported on the committee meeting held on 5th January 2025, prior to this meeting. The meeting had been very constructive and it had been agreed to start booking things such as portable toilets, marquees, the stage, radios, gas appliance checks and first aid/medical support etc. The committee are now looking for entertainment.

116/01/26. Open Spaces Report. Cllr Boyles reported on the Open Spaces Committee Meeting held on 2nd January 2026. The Open Spaces Committee had also recorded their thanks to the volunteers who cleaned the leat. Mrs Brooker was thanked for trying to get a volunteer from Brook Street to take the lead on this. The Council has placed an order with Hi Tec Drains to investigate why the eat is running and, if possible, remove any obstruction. An application will be made to MDDC for permission to remove the Pine tree in Hollett Garden. Quotes will be obtained for the work. Funding was allocated from the budget for this work and includes money for new plants. Quotes will be obtained for a lockable gate to section off the passageway in the toilets to reduce the number of open toilets to two. They will be opened up for Bampton Fair and any other larger events in the town. Quotes will also be to repair the doors. A specification for the work to repair the steps to the Motte and Bailey will be tweaked and a quote obtained to find out what the cost implications are. It was agreed that the play equipment in Station Road is in need of replacement as soon as possible. Quotes has been obtained and councillors favoured the one from Sovereign which involved refurbishing some existing equipment. There is also the opportunity to spread the payments over five years interest free. The Clerk will check procurement arrangements.

117/01/26. Planning:

a) Planning applications. As a consultee the Council had been asked to comment on the following applications.

25/01645/Full Erection of 1 bedroom annexe and car port following demolition of existing barns. Location: Frandale Farm, Shillingford. Comment: no objection.

25/01775/Full Erection of roof covering over existing farmyard. Location: Land and Buildings at NGR 296169 122420 Kersdown Barton, Ford Road, Bampton. Comment: support.

25/01805/Full Erection of one self-build dwelling and associated landscaping works. Five Levels, Old Tiverton Road, Bampton. Comment: no objection.

b) Planning applications to note:

25/1693/CAT Notification of intention to fell 1 Sycamore tree within the Conservation Area. Location: 7 Bridge Terrace, Bampton.

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.

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

25/01141/House Erection of first floor rear extension and two storey side extension. Location: 3 Meadow View West Street Bampton. Decision: conditional approval.

25/01527/CAT |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 objection.

d) Any other planning matters. The former Hed of Development Control at MDDC is now a planning consultant and has contacted the Council to offer to deliver planning training sessions to councillors. There would be a charge. Councillors had no appetite to pay for training because they feel they are not listened to and that planning at town and parish level is completely ineffective. They were concerned that some applications were approved because the Local Authority is under pressure to not incur costs by risking the applicant appealing against a decision.

118/01/26. To consider a proposal for the addition of a public footpath from Bowbier Hill in Bampton Parish to Cove Down and Bridleway No.10, Tiverton. The Council agreed to fully support the proposal and said they were wholeheartedly behind it.

119/01/26. Finance:

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

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 December

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
ICivils Ltd	Installation of fingerpost signs and licence	£5,485.27

P D Moore Ltd	Repairs to taps in public toilets	£268.62
EDF	Electricity for office	£87.60

d) Receipts since the last meeting. A total of £561.00 for Christmas trees & lights and donations for the car park.

e) Finance report including bank reconciliations. To be added to the file on Teams. The Chair to sign the bank reconciliation.

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). Cllr N Bull explained the background to the existing Bampton websites and the information contained on the different sites. The Council currently pays for the hosting of these. BVHC are offering to take on a lot of responsibility but there needs to be a discussion on what information will go to the new website and what will happen to any other information. While BVHC are keen to progress their new website as soon as possible it was felt that ensuring information wasn't lost was important. Cllr N Bull and the Clerk will meet the BVHC digital trustee to discuss.

g) To note the FSCS Protection Limit Increased to £120,000 on 1st December. Noted.

120/01/26. 2026-27 Budget and precept

a) To agree the budget for 2026-27. A draft budget was circulated prior to the meeting. It includes one years payment for the new play equipment. The Council has been offered the option to spread payments over five years interest free. The Council approved the budget.

b) To agree the precept request for 2026-27. It was resolved to request a precept of £90,000.

121/01/26. To review Standing Orders and Financial Regulations. Deferred to the next meeting.

122/01/26. To co-opt two councillors. Three applications had been received and the candidates personal statements had been circulated. A vote was held and Duncan Manning received over 50% of the vote and was therefore co-opted. A second vote was held and Robin Jackson received over 50% of the vote and was therefore co-opted. The third candidate was thanked for their application.

123/01/26. Confirmation of the date of the next meeting. 2nd February 2026.

124/01/26. Report from HR Committee (Part 2 item). The meeting moved into Part 2 and everyone left the room except for the Council and the Clerk.

The meeting closed at 8.10pm.

Signed:
Chair

Date:

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