# Bampton Town Council

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**Draft Minutes**

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

**The minutes of a meeting of Bampton Town Council held in the LARC building on Monday 2nd February 2026 at 7.00 pm.**

**Present:** Cllr's S Fouracres (Chair), B Boyles, R Brooker, L Bull, N Bull, R Grabke, R Jackson, D Manning and R White.
**In attendance:** County Cllr S Lodge, District Cllr's C Adcock and M Stratton, seven members of the public and the Clerk, Mrs J Larcombe.

The Chair welcomed Robi Jackson and Duncan Manning, the new councillors.

**125/02/26. Apologies and Acceptance for Absence.** No apologies.

**126/02/26. Declarations Of Interest.** No declarations of interest.

**127/02/26. Public Discussion**. The member of the public who has requested additional grit bins in Elizabeth Penton Way was assured the request was on the agenda and would be discussed.
Another Community Wellbeing Day is being planned for a Saturday morning in May. Seven groups are already interested in attending. Open Spaces were invited to have a table. A request for funding to cover the costs of holding this event was received and an item will be added to the agenda for the next meeting on 2nd March.
A member of the public expressed her concerns about the loss of retail premises in Bampton. It was explained that an item had been added to the agenda because the Council had received an anonymous letter from someone concerned about shops closing.
The spelling mistakes on the fingerpost arms have been corrected and new arms have been fitted to the fingerpost signs. Mr Macdonald was thanked for the excellent job that he has done. The fingerposts are being praised.

**128/02/26. Chairman's Report.** Cllr Fouracres said he would not be reporting on the floods. One of the defibrillators was taken out of the cabinet but didn't have to be used. A new battery for one of the defibrillators is on order but as there is an international shortage of defibrillators and batteries no delivery date has been given. Councillors were reminded about the MDDC Planning Training Session on 26th March.

**129/02/26. Reports**
**a) County Councillor.** A written report had been circulated prior to the meeting. Cllr Lodge reported that DCC's forecast overspend for 2025-26 will not be as bad as predicted earlier this year due to the savings that have been made. Dominic Scotting, Neighbourhood Highways Officer, came out to try and resolve the flooding problem on Tiverton Road. There is a bottleneck where a pipe joins a smaller pipe and this is in the programme of works.

Cllr White commented on the poor quality of road resurfacing on the road down the valley. Cllr Lodge explained it was impossible to repair potholes in the continually wet weather and all DCC councillors are getting flack at the moment. Cllr Boyles reported that three people have damaged tyres due to a pothole in the road at Cove since Friday. When one person tried to report this pothole they were told not to report it again. This is contrary to advice that councillors have received that the more a fault is reported the higher a priority for repair it will be. It is believed this pothole has now been filled. There is a claim form on the Highways section of the DCC website. Town and Parish Councils are being encouraged to have Road Wardens and Cllr Lodge recommended the scheme. Cllr Lodge thought a Road Warden would have been able to repair the pothole at Cove. DCC also has a Snow Warden Scheme. Cllr Lodge was asked about plans to rebuild Tiverton High School where the infrastructure is below par. He reported he had attended a meeting with the Department for Education but had found their to his questions woolly. The fact that the school is on a flood plain doesn't matter. Rachel Gilmour MP is talking to the Secretary of State. The Library consultation ends on 22nd February and as many people as possible were encouraged to respond.

**b) District Councillor.** A written report had been circulated at the end of January. Cllr Stratton reported MDDC will be able to deliver a balanced budget for 2026-27 without making any significant cuts, The development in School Close is scheduled to be completed in the spring. There are still some outstanding issues that he is trying to resolve.

Cllr Adcock reported that MDDC are holding some sessions for business owners about the new business rates. He referred to the MDDC planning training session in March and noted that the Planning Department are trying to get councillors to respond to planning applications. Cllr Manning asked if the training would help councillors to know how to respond to applications to get their voice heard.

The councillors were thanked for their reports.

**130/02/26. To discuss a request for additional grit bins in Elizabeth Penton Way.** After experiencing difficulties when trying to get up the hill in Elizabeth Penton Way in icy weather a resident asked DCC for new grit bins but was told that unfortunately they are unable to provide new grit bins but it is possible to have an existing grit bin relocated. They advised speaking to the town council to discuss the existing location of the grit bin and where it is proposed to relocate this to and they could then approach DCC regarding relocation. The existing grit bin is at the bottom of the hill up to the school and is needed there. There are fifteen grit bins in and around Bampton. Some need to be filled, some are full and some have a hard top layer. Councillors agreed to ask for the grit bin outside of the Spar shop to be moved to Elizabeth Penton Way as this one is on the gritting route. It was asked if the yellow bin could be painted green. Cllr Boyles questioned why the road to the school isn't gritted when the road to the fire station is. Cllr White offered a green grit bin.

**131/02/26. To approve the minutes of the meeting held on the 5th January 2026 as an accurate record of the meeting.** The minutes were agreed as an accurate record and were duly signed by the Chair.

**132/02/26. Bampton Fair Committee.** Cllr White reported from the committee meeting held on 2nd February, prior tom this meeting. Members reviewed the arrangements

that had been made and discussed options for entertainment. Lots of things have been booked. A quote from Sonic Fireworks for a five to six minute firework display at 6.30pm has been accepted. Cllr White thanked the dedicated team.

**133/02/26. Open Spaces**

**a) Report.** Cllr Boyles gave a report on the Open Spaces Committee Meeting held on 26th January 2026.

Hi-Tech Drains were asked to jet out and clear the pipe that feeds the leat to get the water to flow on the southern (Toucan) side of Brook Street. A significant amount of mud and silt was cleared from the pipe that crosses under Brook Street and they were able to feel an obstruction in the pipe near the Toucan end, jet hose was able to go past this and the whole pipe was cleared. It is possible that this small obstruction could be a misaligned joint in the pipe or some damage to the pipe. Even with the pipe cleared, the water did not appear to be through the pipe; however, as it was raining and the manhole chambers were full of muddy water, it was hard to tell. To try and force water down the pipe, they blocked off the pipe that feeds the leat on the northern (White Water Clinic) side to try and raise the level of water in the manhole chamber that feeds the pipe under the road. The water level did rise, but only by about 5mm. This is because there is an overflow mechanism further back under another manhole cover in Silver Street that causes excess water to overflow into the culvert. Because of this overflow mechanism, enough water cannot get into the manhole chamber on the northern side to force water down the pipe and across to the other side of Brook Street. The reason such a high water level is needed is that the pipe runs uphill to the other side. There are three options but the one that Cllr Brooker would like to experiment with is to change or adjust in some way the overflow mechanism to force a higher level of water into the manhole chamber, which could raise the water pressure to force it up the pipe to the other side. Once the rain stops, he will look at how he can stop or reduce the water overflowing into the culvert and so raise the pressure further down the pipe. He is aware there is a slight risk in doing this. It is hoped there will be another volunteer event in the spring to clear vegetation from the leat.

An application to fell the Pine tree in Hollett Garden has been submitted to MDDC. Cllr Manning's offer to mow the grass in Hollett Garden has been accepted.

How to fund the repairs to the Motte and Bailey steps is still being discussed.

A quote has been accepted for the installation of a lockable gate to close off two of the toilets. This will reduce maintenance costs. These toilets can be reopened for Bampton Fair and any other events when a large number of people are expected in the town. A town the size of Bampton does not need four toilets to be open all the time. The toilets at either end of the block will remain open as usual. MDDC Streetscene has been asked to quote to empty a waste bin at Shillingford on a fortnightly basis.

**b) To consider acceptance of a quote to replace two doors in the toilets at Station Road and install a contactless payment system.** A proposal has been made to replace the doors on the two toilets that will stay open with electronic doors with a contactless payment system. BTC only received £5.40 in donations last year from people using the toilets. Initial discussions considered closing three toilets and installing an electronic door on the remaining toilet but it would be difficult to defend closing off the other door to the disabled toilet. A revised quote has been received and it would cost in the region of £12,000 to install two electronic doors. Cllr Manning asked if the doors would be vandal

proof and if BTC pays that much would the company take responsibility. The Council has not charged for toilets for two years because parts have failed on the existing system and are no longer available. It was noted that vandalism goes in waves. The electronic system could be programmed to shut the toilets as required.

**134/02/26. Hall Committee Meeting.** It was noted the next meeting will be held on Thursday 12thFebruary at 6pm. Cllr White gave his apologies.

**135/02/26. To agree the appointment of newly co-opted councillors to committees.** Cllr Jackson was appointed to the Hall Committee. Cllr Manning was appointed to the Committee and the Open Spaces Committee.

**136/02/26. Loss of retail premises in Bampton:** a proposal that Bampton Town Council states that it deplores the loss of retail premises in Bampton.
Residents regretted the loss of the fish and chip shop and objected to it closing. They do not want to see any more retail premises turned into residential. An anonymous letter objecting to BTC using a retail premise as an office has been received. Councillors didn't feel they had robbed the town of a retail premise as there was no other interest. The office is being used for committee meetings, as a base on Bampton Fair Day and for County Councillor and District Councillor surgeries. There was a very good group of business owners a few years ago but businesses in Bampton can feel disenfranchised and need a leader. The former pharmacy premises have been lost but there were access problems. If you are disabled it can be difficult to get into some premises. The Government do not seem to be supporting small businesses and businesses in Tiverton and other towns are also struggling. Cllr L Bull said she would like to talk to Barnstaple as they seem to be doing better than Tiverton. It was noted that a lot of local businesses close on Bampton Fair day. Councillors supported the formation of a business group. There is still a bank account but the group would need funding. has a population of 24,000 and their Town Council funds a business group. Cllr Lodge said he has met with regeneration officers at MDDC and suggested arranging a meeting with Adrian West.

Bampton Town Council is concerned about the loss of retail premises in Bampton but continues to support the existing businesses. The Council would support the possibility of the regeneration of a Bampton Business Group.

**137/02/26. 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. Application noted with no comment..

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. Comment: no objections.

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

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. Comment: no objections.

**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. Noted.

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

**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.** MDDC has invited councillors and clerks to a Planning Training Session on Thursday 26th March 2026 at 18:00 – 20:30 on Teams or in person at Phoenix House.

**138/02/26. Finance:**
**a) Payments for approval. I**t was resolved to make the following payments.

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| 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.** Noted.

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| 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.** Noted.

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| 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 - £670 and car park donation – £10.

**e) Finance report including bank reconciliations.** A detailed finance report will be considered by the Finance Committee when they meet during the next month. The final bank reconciliation for January was not available today.

**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 that following a meeting between members of Bampton Town Council and Bampton Heritage and Visitor Centre a revised application was made to request a one off payment of £1,000 towards the cost of new website. It would be difficult for councillors to agree a monthly recurring fee as a grant. Cllr N Bull recommended that the grant be approved as this is a valuable way forward. BHVC will move some of history on the Bampton .org website to their new website. As he had been so closely involved he said he would not be taking part in the vote on the grant. It was resolved to agree a grant of £1,000.

**g) To consider a request for a grant of £1,000 from Hospicare to help fund a Community Nurse caring for patients in Bampton.** It was proposed that a grant of £1,000 should be given to Hospicare. The Clerk/RFO advised that the money in the Small Grants budget line had all been used. While accepting that it was for councillors to decide on whether to make the grant, she asked for the application to be deferred so that a decision could be made on which underspent budget line the money could be vired from. She was asked why the application had been put on the agenda if that was the case. It was resolved to give a grant of £1,000.

**139/02/26. To review Standing Orders and Financial Regulations.** To be shared for agreement at the next meeting.

**140/02/26. Confirmation of the date of the next meeting.** 2nd March 2026.

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The meeting closed at 8.20pm.

Signed: Date:
Chair

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