



Bampton Town Council

DRAFT MINUTES

These minutes will be approved at the meeting due to be held on 5th October and might be subject to slight amendment.

The minutes of a meeting of Bampton Town Council held in the LARC building on Monday 7th September 2026 at 7.00 pm

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

In attendance: District Cllr C Adcock, eight members of the public and the Clerk, Mrs J Larcombe.

48/09/26. Apologies and acceptance for absence. Apologies were accepted from Cllr N Bull. Cllr L Bull had advised that she would join during the meeting. Apologies were received from County Cllr Lodge and District Cllr M Stratton.

49/09/26. Declarations Of Interest. There were no declarations of interest.

50/09/26. Public Discussion. A member of Bampton Wildlife Group gave an update on arrangements and publicity for the screening of The Peoples' Emergency Briefing at the Riverside Hall on 18th September. This is being arranged with the support of Bampton Town Council and Cllr Lodge. There will be an opportunity for discussion following the screening, from which the issues and concerns will be captured and used to form an action plan. Bampton Wildlife Group and Bampton Town Council will work together on the actions and will encourage the community to do what it can.

Two members of the public explained that they have been trying to get their heads around the new planning legislation and are concerned about what is planned. They felt it was more important than ever for the community to get involved and were seeking support to get together a small group of people to assist Bampton Town Council to bring to people's attention the changes that are coming in and making them aware of what they can do. Cllr White welcomed their plans adding he feels Bampton Town Council's comments are ignored. Cllr Manning didn't feel the Council was supported by the Local Planning Authority. There was also concern about comments councillors receive from the community when a contentious application is approved. If you feel you know the route you have to take to challenge planning then at least you feel that you have done something. It may be necessary for District Councillors to help take this forward.

One member of the public left the meeting.

51/09/26. People's Emergency Briefing. It was confirmed that Bampton Town Council will pay the cost of the hire of the Riverside Hall, refreshments and printing of publicity materials.

52/09/26. Planning

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

26/00851/House Revised Drawings Proposal: Erection of a balcony and door from dwelling. Location: 14 Bouchier Close, Bampton. Councillors agreed not to

comment.

26/01014/Full Proposal: Retention of two caravans in connection with existing tourism accommodation. Location: New Park Lodges, New Park, Bampton. Councillors noted that a 'Breach of Condition' notice had been issued but nothing had changed. They questioned the point of issuing the notice if MDDC were not prepared to enforce it. Comment: Bampton Town Council recommend this application is refused permission and once again objects to this revision from the original plans. The original approved plan for two upmarket holiday lodges was at a specific position on the site but instead the applicant chose to erect the two static caravans in a different position, which is lower down the site and nearer to a neighbour's boundary. The Council does not believe the lower quality accommodation that the two caravans provide encourages tourism in the area. There is also concern that planning conditions have been deliberately breached and the caravans have been let as living accommodation and not always as holiday lets.

26/01036/CAT Proposal: Notification of intention to crown reduce yew tree on side by 1.5-2m, reduce height by 2.5-3m and reduce field side by 2-2.5m within the conservation area. Location: The Old House, Frog Street, Bampton. Comment: no objection.

26/01044/HOUSE Erection of a single-storey side extension and entrance porch; alterations to fenestration and external finishes; extension and conversion of garage with replacement roof and increased ridge height; installation of photovoltaic panels; and associated landscaping, drainage and external works Location: Summerfield, High Street, Bampton.

Cllr Adcock left the room while this application was discussed as he and his wife are the owners of the property.

Comment: Bampton Town Council support the application.

Cllr Adcock returned to the room.

26/01077/Full Proposal: Change of use of agricultural land to equestrian use and erection of a stable building. Location: Land at NGR 299000 124330 Lower Rill Farm, Shillingford. Comment: Bampton Town Council support the application.

26/01168/Full Erection of timber building for the storage of land management equipment. Location: Land at NGR 297945 123955 The Elms Barn, Shillingford. Comment: Bampton Town Council support the application.

b) Applications for notification only:

26/01022/PNDEM Proposal: Prior Approval for the proposed demolition of a detached bungalow. Location: Higher Kilne Bungalow, Bampton.

26/01124/PNAG Prior Approval for the erection of an agricultural storage building Location: Land at NGR 299524 124022 Shillingford

26/01125/PNAG Prior Approval for the erection of an agricultural livestock building Location: Land at NGR 299535 124051 Shillingford

c) Planning Decisions. The following decisions made by MDDC were noted:

26/00618/House Erection of open sided porch to main house and creation of access steps in existing bank. Location: Middle Rill Barn, Shillingford. Conditional approval

26/00723/House Proposal: Erection of two storey linked extension and alterations. Location: Mount Lodge, Bampton. Decision: conditional approval

26/00873/CAT Notification of intention to fell one Cypress tree within the Conservation Area. Location: Dunning House, Tiverton Road, Bampton. Decision: conditional approval.

d) To receive an update on the enforcement action taken following the dumping of a large amount of soil in a field at Oakfordbridge. John Hammond, MDDC Development Management Manager, has advised Cllr Adcock that the Environment Agency had taken a lead on removing the tipped material and were working with the contractor who brought the material on site to achieve that. Given that progress was being made in a timely manner, neither MDDC or DCC had served enforcement notices because a voluntary remediation avoids the time-consuming steps that delay action being undertaken linked to either booking court time, or the steps involved in securing compliance with an enforcement notice. (Note, determining which body does enforce requires resolution of the nature of the material on site and whether it is waste or not.) The At the start of September the EA advised MDDC that the contractor is no longer removing the material to an approved location. The impact of this in the short term is that this requires joint resolution over which body (EA, DCC or MDDC) takes formal enforcement action and the realistic timetables that formal action involves. When either County or District serve a notice, it will set a period for compliance and is also open to an appeal by the party enforced against which stops the clock on enforcement action until the appeal is determined. Local expectations of immediate action cannot be met, however the landowner remains responsible for any environmental impacts arising from having the material on site. MDDC has received a second legal opinion that confirms that the prior approval under the General Permitted Development Order regime cannot extend any consent to works that are not permitted development in the first place, and they remain of the view that the importation of material is unconsented and therefore unauthorised. Officers will be working with DCC and the Environment Agency to resolve the lead enforcing authority as matter of some urgency. There will be a meeting with the landowner this month to clarify what they intend to do to resolve this issue.

The Clerk reported that Oakford Parish Council do not feel that Bampton Town Council are doing enough to pursue this matter.

Cllr L Bull joined the meeting.

e) New National Planning Policy Framework and the implications. The guidance is 130 pages long and there is a lot of information to take in. There appears to be a change to the security of the settlement boundary. Everyone needs to digest the information to see what the implications are and what the Council can do. First impressions are that there is probably very little that town and parish councils can do in the future. Councillors already believe they are not listened to and no longer feel they want to be involved in commenting on planning applications but there is still a need to protect interests,

f) Any other planning matters. No other planning matters.

53/09/26. Chairman's Report. Cllr Fouracres reported the Council has appointed a new cleaner for the public toilets and she is doing a good job. It is important to keep the toilets clean. The Bampton Town Council office has moved to 5 Newton Square supporting a request for 2 Newton Square to be used for retail. Cllr Fouracres and Cllr Brooker were thanked by other councillors for moving the contents of the office across the road.

South Molton Road is to be closed for highway works at the end of the week.

It was reported that contractors had to be called out when water started coming up through the new drains in School Close causing flooding.

54/09/26. Reports

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

b) District Councillor. A written report was circulated by email prior to the meeting. Cllr Adcock reported that the newly built houses in School Close will soon be advertised on Home Choice. Councillors are invited to organised tours of the MDDC Recycling Centre at Carlu Close. Recycling figures remain high. New, free, food caddies are available. It was suggested that Bampton Town Council could get some for people to collect locally.

c) Local Government Reorganisation and new warding arrangements. The Government has announced that plans for LGR in 14 areas have been suspended and will be reviewed. The Clerk has received a letter to say that applications for asset transfer are being reviewed. Bampton Town Council has applied for the land the Allotment Association leases from MDDC to be transferred into its ownership.

55/09/26. Minutes. The minutes of the meetings held on the 6th July 2026 and the 4th August (Planning Meeting) were agreed as accurate records and were duly signed by the Chair.

56/09/26. Road Warden Scheme. Cllr Manning gave an update. Signs have been ordered, tools have been purchased and the material to fill in potholes has been received. Dominic Scotting, DCC Neighbourhood Highways Officer, has been very helpful and has look at the proposed work and approved the plans. He is proactive and will listen. Work to fill in potholed will start this week. The Road Wardens were commended for the way they have taken this project forward. A photo was requested for social media.

57/09/26. Vehicle Activated Signs. Cllr Manning reported that 2 Vehicle Activated Speed Signs have been delivered. They have been purchased using funding from the Sheila Howell Legacy and a contribution from Bampton Town Council. Ten sites in Bampton and Shillingford have been looked at for suitability by Dominic Scotting. The VADs are set at the statutory speed limits and will need to be moved between the agreed sites. DCC will pay for posts to be installed for them. It is all very positive. Cllr Manning would like to see the 30mph speed limit on Tiverton Road extended to just past Woodland Close to make it safer for pedestrians.

58/09/26. Report from the Charter Fair Committee meeting on 7th September 2026. Cllr White reported that stall bookings are coming in but they are still trying to get mor bookings. Entertainment and musicians have been booked. Everything is coming
It was resolved to make the following payments
of the fair. It is difficult to fund the fair and what the fair is needs to be addressed.

59/09/26. Open Spaces. The marking of two disabled parking bays in the Station Road Car Park has been completed and people seem to be leaving these spaces for Disabled motorists.

60/09/26. FINANCE:

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

LARC	Hire of room for Council meeting	£24.00
Four Seasons Tree Services Ltd	Monthly grass cutting contract	£803.99

b) **To approve the Clerk/RFO receiving the National Pay Agreement.**

Approved.

c) **To note the receipts and payments for July and August 2026 and bank balances at 31st August 2026. Receipts and payments were noted.**



Receipts and
Payments July & Aug

Unity Trust Bank Current Account - £16,359.97 and CCLA Account - £106,456.73.

d) **To note the checking of the bank reconciliations for July and August 2026.**

Cllr Grabke reported that she had checked and signed the bank reconciliations.

61/09/26. Town Council Office. As reported by the Chair the Town Council office is now at 5 Newton Square.

62/09/26. Policies. To approve:

a) **Data Retention Policy.** Deferred to the next meeting.

b) **Lone Working Policy.** Deferred to the next meeting.

63/09/26. Date of the next Council meeting – 5th October 2026 at 7.00pm in the LARC building.

The meeting closed at 8.25pm.

Signed:
Chair

Date: