Bampton Town Council

DRAFT MINUTES

These minutes will be agreed at the meeting to be held on 2nd November 2026 and might be subject to slight amendment.

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

Present: Cllr's R White (Chair – first part of meeting), N Bull (Chair – second part of meeting), B Boyles, R Grabke, R Jackson and D Manning.
In attendance: District Cllr's C Adcock and M Stratton, Mr L Dyson (MDDC Resilience Officer), six members of the public and the Clerk, Mrs J Larcombe.

64/10/26. Apologies and acceptance for absence. Apologies were accepted from Cllr's S Fouracres, R Brooker and L Bull. Apologies were received from County Cllr S Lodge.

65/10/26. Declarations Of Interest. No declarations of interest.

66/10/26. Public Discussion. A member of the public raised concerns about the safety of people walking on High Street. There are more and more vehicles using this road and there is no safe refuge for pedestrians. The road is not wide enough for a pavement. It would help if the speed limit could be reduced to 20mph but the Council does not have the power to do this. Cllr Manning has spoken to Dominic Scotting, Neighbourhood Highways Officer DCC, about extending the 30mph speed limit on Tiverton Road to Woodlands. People drive too fast and cars are parking badly and illegally, including on junctions, and this is not being policed. Two members of the public asked for an update on the enforcement action taken following the dumping of a large amount of soil in a field at Oakfordbridge. The meeting moved to item 67/10/26 b) for this to be discussed.

67/10/26. Planning

b) To receive an update on the enforcement action taken following the dumping of a large amount of soil in a field at Oakfordbridge. Mary Hutter will now be the enforcement officer for this matter and will continue to progress the Council's investigation. In an email to Cllr Adcock, she said Council Enforcement Officers have recently visited the site and met with the occupier and their planning consultant at MDDC's offices. She understands that the majority of the imported material has now been removed, although this is still being verified. They are currently awaiting further information from the occupant and planning agent about whether this is waste and therefore cannot yet reach a final conclusion on this matter. Whether the quantity exceeds that reasonably required for the approved farm track also forms part of their ongoing assessment, and they have requested regarding the amount of material remaining and its intended use. The Council is continuing to investigate the planning aspects of the development and will consider any further action that may be necessary once all relevant information has been received and assessed. Responsibility for this matter is shared between several regulators. MDDC is considering the planning issues relating to the approved track,

while matters relating to the importation of waste materials fall primarily within the remit of DCC and the Environment Agency. MDDC will continue to liaise with those authorities given the level of local concern.
The residents haven't herd back following the meeting last week. Cllr White apologised for the lack of progress and said councillors shouldn't let this fall between the cracks. Cllr Manning pointed out that where the path is formed will affect the flood plan.

Two members of the public left the meeting.

a) Planning applications - Mid Devon District Council has asked for observations from the Town Council on the following planning applications:
26/01253/CAT Notification of intention to fell 1 Ash tree to ground level; remove Lower lateral limbs overhanging the garden from 2 Alder trees, and reduce the height by 2-3m within the Conservation Area. Location: 3 New Buildings, Bampton. Observation - no comment.
26/01243/HOUSE Erection of a two-storey extension. Location: Hockford Cottage, Bampton. Observation - no comment.
26/01168/Full Erection of timber building for the storage of land management equipment; retention of access track, hardstanding and widened access. Location: Land at NGR 297945 123955, The Elms Barn, Shillingford. Grid Ref: 297934: 123968 (Change of description and revised drawings). As notification of this application was received and circulated on the afternoon of 5th October councillors had not had time enough to look at the plans. They were asked to email their observations to the Clerk.
b) Planning Decisions: to note the following decisions made by MDDC
26/01124/PNAG Prior Approval for the erection of an agricultural storage building. Location: Land at NGR 299524 124022 Shillingford. Decision: prior approval not required.
26/00689/PIP Permission in Principle for the erection of up to 4 dwellings. Location: Land at NGR 295408 122291 South Molton Road, Bampton. Decision: permission refused.
26/00851/House Erection of a balcony and door from dwelling. Location: 14 Bourchier Close, Bampton. Decision: conditional approval.
26/01125/PNAG Prior Approval for the erection of an agricultural storage building. Location: Land at NGR 299524 124022 Shillingford. Application withdraw
d) To report on plans for getting involvement in Plan Mid Devon (New Local Plan) consultations. Since the last meeting Cllr Fouracres has met with the group who want to try and get local residents more involved with planning matters, including the development of Plan Mid Devon and its consultations. The current Local Plan is now out of date and most applications are decided by planning officers. A short report was circulated prior to the meeting and information will be put on the website, on social media and in the Signpost Newsletter. Councillors confirmed their continuing support. Cllr White thanked the group for their work. The Plan Mid Devon Local Green Space consultation has been extended and the revised submission deadline is now Thursday 7 January 2027.

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

68/10/26. To report on the screening of the People's Emergency Briefing and to receive details of the action plan produced from the screening and following discussion. Standing Orders were suspended for this item to allow contribution from Mr Williams, Mrs Thomas and Lewis Dyson, MDDC Resilience Officer.
Mr Williams, Chair of Bampton Wildlife Group, reported that seventy one people had attended the screening of the briefing. Bampton Wildlife Group went to a lot of effort to encourage people to attend the screening of the briefing, including delivering flyers around the town. A plan was put together following the discussion that followed the briefing as there is a need to improve resilience on a personal and a community level and there is a lot that can be done. A small working group will work on the plan and workshops will be held. New volunteers signed up at the end of the evening. Mrs Thomas will draft an insert for the Signpost Newsletter. It was noted that Sustainable Tiverton has a lot of good things happening.
Cllr Brooker has changes that he wants to make to the Bampton Emergency Plan. While a lot of people are clued up about the emergency there is still a need to get the message out. Information needs to be available as a hard copy as well as electronically and will be available in that format in the LARC.
Cllr Manning is Chair of Bampton Allotment Association where allotments are being made smaller to meet people's needs and availability.

Cllr White left the meeting as he had a long journey to make, and Cllr N Bull took the chair.

Mr Dyson introduced himself and explained his role at MDDC. He can help with emergency plans as can Devon Communities Together. Although emergency plans can give a community resilience, they are a lot of work and become out of date. Community Hubs are being promoted as an option and amongst other uses they can be used to provide a warm or cold space depending on need. Devon Communities Together has a map of hubs and can share this information. They can provide £250 of funding for a community event and where communities have produced an emergency plan, and it has been signed off, they have funds for resilience equipment. Mr Dyson offered to help where he can and will send some information to the Clerk who can share with interested parties.

69/10/26. Chairman's Report. There was no report as Cllr Fouracres, Chair of the Council, had given his apologies.

Two members of the public left the meeting.

70/10/26. Reports

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

b) District Councillor. A written report had been circulated by email prior to the meeting. Cllr Adcock had a small supply of MDDC's new small food caddies and these will be taken to the BTC Office for anyone who would like one.
He reported that Active Mid Devon had been nominated for an award. Their wellbeing walks are popular with all ages.
Both reports are on the BTC website.

71/10/26. Minutes. The minutes of the meeting held on the 7th September 2026 were approved as an accurate record of the meeting.

72/10/26. Road Warden Scheme. Cllr Manning gave an update on behalf of the Road Wardens. The first pallet of material to fill in potholes has been used and a second pallet has been ordered. A pothole in Brook Street was reported. Councillors asked that their thanks to the Road Warden team be minuted.

73/10/26. Vehicle Activated Signs. Five sites have been agreed for the posts for the two Vehicle Activated Speed Signs to be mounted on. Two other sites on Morebath Road and South Molton Road are being considered and Cllr Manning has asked Dominic Scotting for an update. DCC will arrange and pay for the posts to be erected and once this has been done the VADs are ready and will be mounted on two of the posts.

74/10/26. Report from the Charter Fair Committee meeting on 5th October 2026. Cllr Bull Reported that everything is very positive at this point. Initially there was a panic About stall bookings they were later coming in and numbers are up and there are lots of new stalls. Cllr Grabke has been emailing people and encouraging them to book a stall. The marquee in the Riverside car park is full and the Church is nearly full. While the income from stall fees has increased, sponsorship has been more difficult to find this year and there is a possibility the fair might not break even this year. There will be a circus skills display in Newton Square and the school will also put on a display. Disabled parking will be available in Briton Street.

75/10/26. To receive a report from the Open Spaces Committee meeting held on 21st September 2026. Cllr Boyles gave a report. Two volunteers would like to get a group together to work on the community orchard at the Millenium Green. They are also keen to do some apple pressing. Two spaces have been marked out in the Station Road carpark for disabled drivers. The Council is arranging for work to be carried out on the trees on the boundary of the Millenium Green and the school. A tree survey across the land in BTC's ownership is also planned. A working party is planned after the fair to cut back branches on overhanging trees in Bourchier Close

76/10/26. To receive a report from the Finance Committee Meeting held on 21st September 2026. The Committee received reports prepared by the Clerk using AI and these included monitoring the 2026-27 budget against actual figures for the period April to August 2026 and the progress of the action plan from the internal audit. Councillors found the reports very helpful and felt they streamlined the meeting and made their job a lot easier.

77/10/26. To receive a report from the Hall Committee Meeting held on 18th September 2026. Committee members were excited by the plans produced by VESP Architects. A meeting for the public to look at the plans is planned for January 19th 2027.

78/10/26. FINANCE:

a) Payments to be approved. 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	£879.98
PKF Littlejohn LLP	External Audit	£504.00

b) To discuss an application from Mid Devon Mobility for a grant of £500. It was resolved to award a grant of £500.

c)To note the receipts and payments for September 2026 and bank balances at 30th September 2026 (Appendix A). These were noted. The Current Account balance was £17,437.67 and the CCLA balance was £96,804.70. £10,000 had been transferred from the CCLA account to the Current Account. MDDC are due to pay the second half of the 2026-27 precept.

d) To note the checking of the bank reconciliations for September 2026. This was deferred as the CCLA bank statement was not available prior to the meeting.

e) To receive the External Auditors Report and note the Conclusion of Audit notice has been displayed. The report stated the AGAR was not accurately completed before submission for review and the response given in Section 1, Box 9 is not consistent with the prior year. The Council (smaller authority) has it is a sole managing trustee and should have answered 'YES' to Section 1 Box 9.

79/10/26. Policies. To approve:

a) Data Retention Policy. Approved.

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

80/10/26. Date of the next Council meeting. 2nd November 2026 at 7.00pm in the LARC building.

The meeting closed at 7.51pm.

Signed: Date:
Chair