

## Minutes of the meeting of Bampton Town Council held on Wednesday 4<sup>th</sup> March 2020, 7pm in the LARC Building.

**Present:** Cllr. Fouracres (Chairman); Cllr. L. Bull; Cllr. Weston; Cllr. White; Cllr. N. Bull; Lewis Clarke (Tiverton Gazette); Penny Clapham (Clerk); Cllr. McHenry; District Cllr. Stanley. One member of the public.

### 1) **Apologies and Acceptance for Absence:** Cllr. Whiteway. Cllr. Hopkinson. Cllr. Sims.

Cllr. Sims has resigned from today 4<sup>th</sup> March, for health reasons. This is much regretted and John is to be thanked for all that he has done for the Council in the past year of his office.

**2) Declarations Of Interest:** In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Mid Devon District Council within 28 days of the change. None declared.

**3) Public Discussion** – To allow any questions, reports by members of the public on any matters relating to the agenda of this meeting or any matters the public would like the Council to consider on a future agenda. The period of time designated for public participation shall not exceed 30 minutes. Standing Order 3 (e,f.) refers.

A reminder that members of the public are not allowed to raise issues when Council is in committee. Presentation from the Heritage Centre on future plans. No representative attended the meeting.

Tim Williams updated Council about the last stage of the Viridor application towards the proposed play area at the Motte & Bailey. Viridor are attending on 16<sup>th</sup> March for a site visit. Councillors will attend too.

### 4) **PLANNING:**

**Planning Applications** - Mid Devon District Council has asked for comments from the Town Council on the following planning applications:

- a) 20/00249/MOUT Outline for a mixed use development of up to 21 dwellings and 1000 sqm. of B1 employment space with all matters reserved except for access: land at NGR 295599 122818 (North of Frog Street) Bampton.

**OBJECTION- see attached objections submitted by Council.**

- b) 19/02017/FULL Alterations to access and provision of driveway to serve residential parking area and adjacent land, provision of six residential parking spaces and erection of boundary walls and fences, Holwell Farm, Bampton.  
NO OBJECTION
- c) 20/00219/FULL Retention of garage with storage room above and external staircase and part change of use of land to domestic (Revised scheme) Higher Barn, Bampton.  
NO COMMENT
- d) 20/00398/LBC listed building consent for replacement staircase, formation of WC, installation of glazed screen in ground floor passageway, installation of doors and balustrade at first floor level, removal and blocking up of 1 window and formation of new window opening, Court Grove, brook St., Bampton.  
NO COMMENT
- e) 20/00218/FULL Conversion of agricultural building to a dwelling, The Elms, Shillingford.  
NO COMMENT
- f) 20/00146/FULL Revised information land south of Elizabeth Penton Way; design & access statement, tree survey, aboricultural report.

NO COMMENT

**Planning Decisions:**

- i. 20/00084/CAT To fell 3 leylandii trees within conservation area, Court Grove.  
NO OBJECTION
- ii 19/01892/HOUSE Erection of first floor extension, Lower Rill, Shillingford.  
APPROVED

**5) Chairman's Report (for information only) –**

Bampton suffered a high water event on 15<sup>th</sup> February but the river stayed in its bed. Attended the meeting of our elected representatives on 22<sup>nd</sup> Feb. Plastic Free Bampton presentation attended. 1,000 snowdrops planted at the Millennium Green on the 29<sup>th</sup> February.

**6) County & District Councillor reports:-**

District Cllr. Stanley indicated that this year's spending will exceed the budget and the district council are unlikely to balance the budget for 2021. Reserves are likely to be used. The re-development of Tiverton town centre phase 1 has now been rejected. Final consultation on the Local Plan has been completed and the report sent to the Inspector.

There are likely to be changes in ward boundaries according to the Boundaries Commission.

**7) Minutes –** the Minutes of the meeting held on the 5<sup>th</sup> February 2020 and the minutes of the Planning Meeting held on the 19<sup>th</sup> February 2020 were approved and signed by the Chairman as true records.

**8) Bampton Charter Fair –** Cllr. White reported that Mr. Devey from the Fairground attended the Fair Committee meeting on the 4<sup>th</sup> March. Discussions are ongoing. A large map of the town was produced and used to draw out areas for food, entertainment and outdoor stalls – ponies will be attending this year. A possible sponsor for the proposed stage to be used for entertainment was notified to Council.

**9) The Stage –** to consider the installation of a pole to carry electrics postponed from the February meeting. To agree actions and expenditure. Cllr. N. Bull has met with an electrician and asked for a quote for a pole and socket – quote not received. Council resolved to authorise a spend of up to £500 on this pole. All in favour by show of hands. Cllr. Bull will progress this action.

**10) Open Spaces –**

- a) Motte & Bailey update – received from Tim Williams in public discussion time.
- b) Snowdrops and the Millennium Green – lovely turnout and all are planted. Plans for some autumn bulb planting as there is still some money left. Did a quick litter pick – signed up for the Great British Spring Clean. Requested two litter pick packs from District Councillor Stanley.
- c) Dog poo and its effects in the town. There have been two specific complaints. Clerk to investigate a Dog Control Order.

**11) Lengthsman/Handyman –** to receive ideas from the Working Party. Some discussion took place and the contracted ideas will need to be expanded in order to be costed properly. April agenda for further updates.

**12) Resilience Planning –** to receive an update. Cllr. N. Bull informed that a volunteer has come forward to be the new flood co-ordinator, creating a resilience team. All the assorted paperwork is being updated into one document for ease of publication.

Next steps to meet with previous co-ordinator to assess pinch points. Still ongoing. Report in April for updates, and whether the Plan can be published. GDPR issues to be checked by the Clerk.

**13) FINANCE:**

<b>Expenditure:</b>	Employment February	£564.20	BACs
	Edge It Systems (accounts package)	£328.80	BACs
	SLCC half share Practitioners Conf.	£232.00	BACs
	Colin Fagg P3 expenses	£38.19	BACs
	Riverside Hall hire Jan	£15.00	BACs
	Four Seasons grass cuts	£479.99	BACs
	J. Caunter, toilet cleans	£220.00	BACs
	LARCS room hire	£70.00	BACs
	Playdale (already paid)	£6106.52	BACs Feb.
	1 & 1 Ionos (card payment)	£11.99	Card
	SW Water Brook St.	£52.87	DD
	SW Water Toilets	£140.82	DD

**Income:** Toilets £66 Car Park £253

Bank Reconciliation circulated to all councillors at the meeting.

Council resolved to accept the receipts and payments account. All in favour by show of hands.

**13) Community Hall & Land, Bampton** – Cllr. Fouracres to report. Rev. Kev has contacted the diocese receiving responses. The church hall is subject to a trust dating from 1929. Discussions with the diocese are ongoing and will be presented to Council when there is a valid report available.

**14) Devon General Society** – to consider the grant request for Bank Holiday Friday 8<sup>th</sup> May. The event is no longer taking place.

**15) Annual Parish Meeting** – to agree a new date for this meeting (not a Wednesday if at the Community Hall). Clerk to check which hall is available for Thursday 30<sup>th</sup> April.

**16) Clerk’s Report –**

- a) The DD has been set up and actioned by SW Hygiene.
- b) Insurance schedule has been amended to include the orbit and the new surface. No additional charge until renewal date.
- c) Thank you letter received from the Citizens Advice for the Fair grant.
- d) Brief report on Clerk’s attendance to the Practitioners Conference circulated to all councillors prior to this meeting.

**EXTERNAL MEETINGS ATTENDED:** reports from Councillors

Meeting closed at 8.23pm.

Signed..... Date.....

**Items for Information**

The next Council meeting is on Wednesday 1st April 2020 at 7.00pm in the LARC building.

Email circulations during the past month  
DALC Newsletter 7

- i) 20//00249/MOUT Outline for a mixed use development of up to 21 dwellings and 1000 sq. m. of B1 employment space with all matters reserved except for access land at NGR 295599 122818 (north of Frog Street), Bampton.  
Key areas are the additional flooding in Frog Street.  
Cllr. Fouracres proposed OBJECTION: all agreed by show of hands. (see below).

### **OBJECTION**

1. The site is outside the town boundary.
2. There is considerable planning history associated with this site. Previous applications in 2012, 2015 & 2019 were refused.
3. There would be a considerable increase in the flood risk to the rest of the town, particularly Frog Street, by removing the natural field soakaway above the Shuttern Brook. The water run-off during periods of prolonged or heavy rain would be unsustainable coming off such a built-up area, causing the Shuttern to fill even faster and flood earlier.
4. Frog Street, a single track ancient roadway would be used as a 'rat run', to avoid the bottleneck of Castle Street. There are no pavements so no safe access for those on foot wishing to access the town. This street has no lighting.
5. There is no pavement from the top of Frog Street to the entrance to Burchier Close for an alternative. Currently unsafe, access. Any pavement created would reduce the width of Morebath Road.
6. Castle Street – additional traffic from 21 dwellings and those using the employment space, travelling through the town of Bampton, would have a serious impact on this street and further through the town itself.
7. An environmental impact on ancient hedgerows, wildlife and particularly the cowslip flower, a protected species.
8. There is no evidence of local need for a further 21 dwellings in the parish of Bampton.

### **PLANNING APPLICATION 20/00249/MOUT - 10/02/2020**

This new application has some differences from the previous application 19/00413/MOUT which was dismissed at appeal, principally on the grounds of character and appearance.

In the Appeal Decision 11th December 2019 made by Matthew Jones - Inspector - appointed by the Secretary of State the appeal was dismissed and planning permission refused.

The Inspector considered the main issues to be: (Paragraph 7)

1. the effect of the proposal on the character and appearance of the area; and
2. the suitability of the site for housing, having regard to local policy for the delivery of housing and employment.

In paragraph 22 the Inspector concludes " that the proposal would not be a suitable location for housing"

and in paragraph 28. "The plans indicate that the housing would have a harmful effect on the character and appearance of the area."

The new application, while reducing the scale of development (from up to 37 houses to up to 21 houses plus 1000 sq metres of employment floorspace), still shows housing extending to the highest, most visible, northern part of the site. So the development would still "likely appear as an incongruous and somewhat isolated intervention of housing within this predominantly rural location." Paragraph 12.

Nothing in the new application would seem to address the Inspector's concerns that "green infrastructure would do little to mitigate the development" nor the concerns that design conformance with houses in Bouchier Close "would have little impact on resolving this harm." Paragraph 13

Although housing is now not shown in the steep south west corner, the gradient would still "likely require extensive engineering and retaining structures" Paragraph 14 and the pedestrian access to the housing on the highest northern part of the site would be very steep.

In paragraphs 15 and 16 the Inspector refers to the harm that would arise, "owing to the site's prominence in these views and the quality of the landscape" and concludes "that significant and permanent harm to the landscape would arise."

While this new application has some differences from the previous, dismissed application there is nothing that addresses the "harmful affect on the character and appearance of the area."