



Bampton Town Council

DRAFT MINUTES

These minutes will be agreed at the meeting due to be held on 7th September and might be subject to slight amendment

The Minutes of a Planning Meeting of Bampton Town Council held in the LARC building on Tuesday 4th August 2026 at 6.00 pm

Present: Cllr's S Fouracres, B Boyles, R Brooker, R Grabke and R Jackson.

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

- 1. Apologies and Acceptance for Absence.** Apologies were accepted from Cllr's L Bull, N Bull, D Manning and R White.
- 2. Declarations of Interest.** No declarations.
- 3. Public Discussion.** The following points were made by members of the public:

26/00965/Full

- The member of the public supported the application as he was interested in purchasing the property for residential use and to let it at a reasonable rent

26/00990/PIP

- This application would create an increase in traffic, including HGV's, on a narrow road with a blind bend. The member of public said she used this road to walk to and from the school twice a day.
- This development would be outside of the Bampton settlement limit and giving approval for one home could set a precedent.
- Overlooking of other nearby properties and loss of privacy.
- The cutting down of trees could destabilise the ground.
- Concern about stability. Creating this development mid-way up a hill on a former quarry could cause landslides
- A member of the public welcomed this meeting and thanked Bampton Town Council for giving members of the public the opportunity to make their views known. They were concerned that they hadn't been informed by MDDC although they lived close to the site of the application. They felt the application threatened the conservation area.
- Concern about a previous PIP application for four houses (26/00689/PIP), also outside of the settlement limit, and development creeping up the hill. (This application was discussed at the Town Council meeting held on 1st June.
- Concern about applications for dwellings being approved when it feels like Bampton is already saturated.
- Why have they submitted a PIP application? If it is approved will an application for more houses be submitted? Will the site be sold with planning permission?
- Concern about the governments plans for more housing and that the Local Government Reorganisation in Devon could result in Bampton not having a say. They would like a MDDC planning officer to attend a Bampton Town Council meeting.

Cllr Adcock said he was very concerned about development outside of the settlement limit. He noted application 26/00965/Full had been submitted to regularise what had already taken place.

A letter from a resident who was objecting to the application but was unable to attend the meeting was read out.

The Chair pointed out that Bampton Town Councillors are not planning experts. The Town Council is a are consultees and can make comments about applications but these are often ignored by planning officers. This development is for less than ten houses and will not be scrutinised.

4. Planning: Mid Devon District Council has asked for observations from the Town Council on the following planning applications:

26/00965/Full Proposal: Retention of the change of use from commercial, business and service (Use Class E) to additional residential accommodation. Location: 1 Brook Street, Bampton, Tiverton. Comment: Bampton Town Council object to the change of use from commercial, business and service (Use Class E). There is still demand for shop premises in the town.

26/00990/PIP Permission in Principle for the erection of one self-build dwelling. Location: Land at NGR 295942 121854 Baileys Quarry Woodland, Windwhistle Lane.

Comment: Bampton Town Council objects to the application for the following reasons:

1. This development would be outside of the settlement limit for Bampton. While Bampton is one of the rural settlements identified as suitable for limited development in Policy S13 Villages, this policy clearly states that development will be limited to development within the settlement limit and allocations. Paragraph 2.82 of Policy S14 Countryside clearly states that new isolated homes will be avoided in the countryside unless there are special circumstances as set out in national policy and supplemented in local plan policies such as DM6 (Rural Exception sites), DM8 (Rural Workers Dwelling) and DM9 (Conversion of rural buildings). Isolated homes are defined as any location outside of the defined settlement limit in paragraph 2.82 of Policy S14 Countryside. Bampton Town Council does not believe the applicant has demonstrated the need for a dwelling for someone to live on site in order to manage a small area of woodland (4.76 hectares) and therefore this application has not demonstrated that there are any of the special circumstances specified in the policies.
2. To allow this dwelling to be built outside of the settlement limit would set a precedent.
3. The site is currently in dense woodland surrounding the disused and overgrown quarry and lies on a level area with a very steep wooded slope to the northwest. This may well be land that was infilled during the quarrying with loose material that might require substantial stabilisation work before a building could be erected. The substantial stabilisation that could be required will mean this will not be the easy self build site the applicant seeks to portray.
4. The risk that development of the site will cause landslides on the unstable ground below.

5. Dangerous access onto the highway: this is at an acute angle onto Windwhistle Lane, which is very steep and narrow and has no pavement for pedestrians. This would not be a suitable access for the community and education area mentioned in the planning statement.
6. Biodiversity impact. It is likely that trees would be felled around the site to open up the extensive views across Bampton and beyond.
7. Overlooking of neighbours and loss of privacy.
8. The adverse impacts of one self-build dwelling on previously disturbed land at Bailey's Quarry would significantly and demonstrably outweigh the benefits of addressing Mid Devon's 93 plot self-build deficit and 2.40 year housing land supply. It is important that policies about development in the countryside and outside of settlement limits are complied with.

Should the planning officer decide to approve this application Bampton Town Council would like a condition limiting the occupation of the dwelling to the steward appointed by the non for profit organisation created to manage the community woodland.

The members of the public attending the meeting were encouraged to individually send in their objections to this application to MDDC.

Signed:
Chair

Date: