

**The Draft Minutes of the Meeting of Bampton Town Council
Held on Tuesday October 7th 2014
In the Riverside Hall, Bampton.**

The meeting commenced at 7pm with the Public Forum.

Mr Harkness spoke about planning procedure, particularly regarding permission having been given for a kennels development to a tenant on the Huntsham Estate. Bampton Town Council had not discussed the matter as no paperwork had been received from MDDC. He felt that this would be a noisy installation, which would disturb the area and bring other issues to do with traffic and waste disposal.

Mr Hughes wished to speak about an application to build an agricultural dwelling at Pixton Woodlands. He asked that the residents' concerns be noted. Cllr Smith advised the meeting that a revised application had been received that day which people may wish to familiarise themselves with. Mrs White said that she had had no idea of the development as the planning notice had been placed where the neighbours could not see it. She did not believe that an agricultural dwelling would be appropriate and would like a site meeting. Mrs Boothroyd felt that as the main access is on Wonham Lane the notice should have been there and Mrs Williams stated there are four accesses to the site but only one notice was displayed. Isla Farrington assured the meeting that planning officers have carried out two visits to the site. Cllr Gilmour suggested that Cllr Stanley could call in the application and the planning committee would make a site visit. Another gentleman stated that the access was a shared access and that a garden centre operating seven days a week would be a nuisance to the neighbours with Mrs Williams adding that she thought a significant amount of business would take place at weekends. Mrs Farrington assured the meeting that it would still be a tree nursery and it would continue to operate in much the same way as it always had. Cllr Gilmour asked whether all interested parties could attend a round table meeting to discuss the facts of the situation. Cllr Stanley agreed with this and asked to be informed of possible dates for a meeting between all parties and the Planning Officer at MDDC.

Mr Clark of Churchwood Homes spoke regarding his outline planning consent to develop the area known as the Knoll at Ashleigh Park. He had also submitted applications to fell trees protected by a TPO and to carry out engineering works to demolish the hillside to allow the building of eight bungalows in total. This work cannot be carried out without 'reserved matters being submitted to the Planning Office. These would show the final layout of the site and all essential details of the development, he felt however that he could not establish these plans until the Knoll was demolished. He expected 100% support from the council in respect of this, the other option being to submit reserved matters and then revise them after the demolition of the Knoll.

Mr Woolley told the meeting that he was seeking the continued support of the council regarding opposition to the proposed solar factory at Shillingford. The

proposal suggests 25,000 solar panels, which would be highly visible on land that is considered to have a high or high to medium sensitivity level. He hoped that the Government proposals to protect the landscape against the incursion of solar farms would apply on this site. Particularly as this site falls within the area suggested by MDDC as an Area of Outstanding Natural Beauty. There had not been any public consultation. Cllr Smith had arranged for Shillingford residents to meet with the Planning Officer.

Mr Scott added that Wessex Solar Energy said there was no lighting planned for this site whereas all others created by this developer have lighting; on a previous application the police said they would rather see lighting for the purpose of security, although the significance of the site in an Area of Natural Darkness should also be considered.

The public forum ended at 7.35pm.

1. Apologies had been received from Cllrs Tanner and Colthorpe.
2. Cllr Weston declared an interest in a planning application to create an access track at Knowles.

Cllr Smith declared a personal interest in Bampton Fair.

3. The minutes of the last meeting were agreed to be a true record.
4. Matters arising. Cllr Pitt informed the meeting that the electricity bill for the Pump House had now been agreed with EDF, with all penalty charges waived. The bus shelter had been cleaned and the repairs required to the public toilets had been completed.
5. Cllr Stanley reported that Peter Hare-Scott, the Leader of MDDC, had decided to step down. An election will be arranged for a new Leader of the Council. The present budget for 2015/16 looks fairly balanced and it is hoped that there will be no more Government cuts. MDDC will continue to support people living in sheltered housing when the funding from DCC ceases, although five will be supported by DCC there are a further twenty-five people for whom support must be assured.
6. Finance. The final report from Grant Thornton, the auditors, had been received. Queries on the submission incurred extra costs of £100. A copy of the report and recommendations to be sent to Mr Richard Evans, the internal auditor, with a response requested. Further advice on creating a risk assessment to be requested from Mrs Tregellas, Monitoring Officer at MDDC.

It was decided not to discuss the report from Wheeler's Accountants under a Part Two agenda, as the details should be a matter of public record, having been paid for from public monies. Cllr Pitt proposed that the report be published into the public domain. Cllr Gilmour seconded with four in favour and two abstaining, Cllr Pope and Cllr Stoner.

Cllr Pitt further proposed that copies of the report be published on request with Cllr Gilmour seconding and four in favour with two abstaining. The report had identified the problems and inaccuracies created whilst a former councillor dealt with salary payments. These having been dealt with MDDC can now deal with the management of salary payments. Cllr Stoner proposed that the report be accepted. Cllr Gilmour felt that the matter of the accountant's invoice should be discussed as of three quotes to undertake the work Wheeler's was the most reasonable at £200 plus VAT but the final invoice was 50% more than the council had agreed. Cllr Gilmour proposed that the report be accepted and a cheque for

the original amount plus VAT be sent with an explanatory letter. Cllr Stoner withdrew his motion and seconded this proposal with four in agreement and two abstaining.

The discussion concluded with the agreement that the Payroll office at MDDC be asked to reclaim the tax that was wrongly paid and is still owed to BTC by HMRC.

September receipts @22nd September 2014

Sept 3 rd	Riverside Hall	97.00
Sept 3 rd	Bampton in Bloom	675.38
Sept 3 rd	Openreach Wayleave	24.59
Sept 3 rd	Car park	432.00
Sept 11 th	Car park	189.00

All cheques paid in September were reconciled.

Bank statements @ 22nd September 2014

HSBC £34,561.77cr Scottish Widows £36,710.40cr

October payments due.

17 th Sept	D/d	Telephone bill	14.34
1 st Oct	D/d	MDDC Bridge Terrace	32.00
		Tolls of Fairs	47.00
7 th Oct		Clerk's salary + o/time.	787.16
		HMRC Tax & NI	81.41
		Grant Thornton Auditors	480.00
		Wheelers Accountants	240.00
		Filmbank Distributors Riverside Hall	116.40
		M. Morgan Toilet cleaning	300.00
		EDF Energy Pump House	107.11
		PHS Group R/side Hall Duty of Care	83.94
		Just the Job Hollett Garden	30.00
		Mr C Beeden Drain rod attachments	5.35
		MJF contractors M.Green grass cutting	849.36
		SW Water Services car park	26.50
		SW Water Services Parish church	114.80
		Clerk's expenses	26.72

The contract for the Millennium Green grass cutting was discussed after Cllr Pitt stated his dissatisfaction with the grass cutting and the state the Millennium Green had been left in following the recent cut. To be discussed at the next meeting.

The running total for the car parks for the six months up to October is £2147.73.

7. Planning.

Ref: 14/01215/CLU Castle Street. No objections.

Ref: 14/01441/FULL The Knoll at Ashleigh Park and Ref: 14/01457/TPO TPO East of Simla Cottage. Concerns were expressed regarding drainage and run off on to the Old Tiverton Road should the trees be removed and the site left unstable, as there is already a problem with surface water run off. It was agreed to ask that the trees under a TPO be replaced, also that the former railway bridge support be retained. Application to be referred back to the Planning officer for advice on the proposal.

Ref: 14/01452/MFUL Solar factory at Shillingford. Objection to the application.

Ref: 14/01304/FULL Pixton Woodlands. A moderated meeting with the Planning Officer was recommended to ensure that everyone understands the proposal contained in the application.

Ref: 14/01400/FULL Retention of access track at Lord's Meadow. There was a very strong objection to this proposal. Rubble from the school had been used in the construction on the water meadow. This may have contained asbestos concrete and cement which would affect the water quality in the River Exe. No report from the Environment Agency was requested or referenced by the Planning Dept and the track was built without planning permission being requested. A letter regarding this development is to be sent to the Director of the EA for the SW.

Ref: 14/01434/FULL Creation of access track at Knowles, Bampton. No objections. Cllr Stoner mentioned the existence of a seasonal water course which may affect access.

Ref: 14/01376/FULL Extensions at Combe Head, Bampton. No objections.

Further to comments made during the public forum regarding planning procedure the Clerk advised the Council that unless a paper copy of the application was received it was not added to the planning list for the meeting. No such paper work had been received in respect of the kennels at Huntsham. Borden Gate Council generally covers Huntsham but it was acknowledged in this instance the site of the application would have been two fields on the Bampton side of the Parish Boundary.

8. a. Cllr Pope had met with CCTV officer for MDDC, Mr Tom Jones and he will supply the appropriate paperwork for the Pump House and check how the cameras are sighted. A further meeting is booked for 20th October 2014.

b. The Personnel Committee will comprise Cllrs Gilmour, Pitt and Pope or Stoner. The Monitoring Officer to advise on the final three. Cllr Gilmour will be Chair, proposed by Cllr Pitt and seconded by Cllr Pope. With all in favour.

c. Shillingford Play Park. Cllr Stanley recommended that BTC consider maintaining the park although the sum of £800 plus VAT had been requested to rewrite the licence and repairs would also have to be carried out. Councillors decided that the money would be paid on the understanding that this payment would be made in full and final settlement to retain the park for the community.

Councillor Stanley asked for Item K to be brought forward for discussion.

k. Public toilets. Cllrs Gilmour and Pitt had met with Andrew Busby of MDDC to discuss future funding of the public toilets in Bampton. BTC are expected to take

over the care and financing of the public toilets. The support from MDDC is expected to be reduced by 50% in 2015/16 and then a 100% reduction in 2016/17 resulting in an annual cost of £6,542 to be found by BTC, this constitutes a significant percentage of the precept. It had been suggested that the creation of one unisex toilet or pay-for toilets might be the way around it. Cllr Stanley informed the meeting that MDDC paid almost £200,000pa towards public toilets and that Bampton are the last in Mid Devon to lose funded toilets. The town is being offered a three year plan to make the transition but that they should eventually pay for themselves. Cllr Stanley left the meeting. Further to a rise in complaints about the cleanliness of the toilets a letter had been written to the cleaner outlining areas to be attended to. Cllr Baker agreed to pass the latter on.

d. Notice of apology. Cllr Smith said that he had not agreed to draft an apology to the Clerk for publication in the Signpost magazine as recorded in the September meeting. This was further to an earlier notice, which incorrectly stated that the Clerk had forwarded minutes for publication which had not been approved by the Council. The matter to be referred to the Monitoring Officer.

e. Co-option of a Councillor. Two applications had been received, from Peter Wood and Elly North. Cllr Gilmour said she would support the application from Elly North as she has a good level of community involvement and, as the mother of two teenage boys, would bring knowledge to the Council, which is not currently represented. The presence of another woman on the Council would also level out the gender imbalance. A secret ballot was taken which elected Elly North to Bampton Town Council.

f. Bampton Fair. The insurance for the fair is now in place. Mr De Vey who owns the fairground had contacted the Clerk to confirm his attendance this year and the need for a new contract to be discussed following this year's fair. Cllr Stoner also asked that the composition of the fair's working group be discussed at that meeting.

g. Neighbourhood plan. It was agreed to accept the invitation from Tiverton and Halberton Town Councils to work with them to create a neighbourhood plan. Further information to be requested by the Clerk.

The meeting concluded at 10pm with all other agenda items to be carried forward to the next meeting.

The next meeting will take place on November 4th 2014.