

Minutes of the meeting of Bampton Town Council held on Thursday 5th October 2023 7pm in the LARC.

Present – Cllr. White (Chairman); Cllr. Grabke; Cllr. L. Bull; Cllr. Brooker; Cllr. Boyles; Cllr. Whiteway; District Cllr. Gilmour; Penny Clapham (Clerk); Cllr. N. Bull.

1) Apologies and Acceptance for Absence: Cllr. Fouracres (holiday). District Cllr. Adcock. Apologies accepted.

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.

4) Chairman's Report (for information only) –

The Clerk and I attended the DALC AGM & Conference on 27th September. There was a programme of speakers and particularly impressive were the Clerks of Seaton and Broadclyst councils. The Seaton clerk described the problems that she had encountered in getting her council back on track after being dysfunctional and disorganised for some time and the Broadclyst Clerk was a whirlwind of energy talking about collaborating with the community. There was also an informative talk about the functions of the Lord Lieutenants Office.

The accompanying exhibition covered many aspects of Council requirements from insurance to computers to illuminations and our Clerk has gained a collection of “freebies” including a bag to carry them!

5) County & District Councillor reports –

District Cllr. Gilmour reported that 4 out of 9 homes sold at the Three Rivers Site in Bampton. Some local planning issues discussed. The district council are on to the draft budgeting process for 2023/24.

6) Minutes – to approve and sign the Minutes of the meeting held on the 14th September 2023 and those of the planning meeting held on the 22nd August 2023. The minutes were approved and signed by the Vice Chairman as a true record after a small amendment to item 19.

7) Charter Fair – to receive an update. Cllr. White to report. Promised sponsorship is good. The Riverside Hall is closed for building works, however due to the generosity of Edward Tanner, the Kidz Zone is being held in the Courtyard – tables and chairs are being sourced. Quote from Fours Seasons to put out the road signage and collect it back in, has been accepted and Four Seasons are doing this work. Cllr. White announced he will chair the Fair Committee for 2024 and after that he will step down to let someone else take this on. Feather flags were discussed to promote the craft fair in the church. Cllr. L. Bull proposed a maximum of £400 on banners. Cllr. White to source.

8) Christmas – Cllr. L. Bull to provide an update on proposed Christmas activities. The trees are going up on 26th November, volunteers are needed to help. Clerk to find out cost of small trees and a big tree and advise Cllr. L. Bull. Opening night 1st December. Taking down 6/7th January.

Cllr. N. Bull arrived at 7.25pm

9) Toilets – update on replacement toilet doors. Lock systems on three doors U1, U2 and Mother & Baby are no longer working reliably, need replacing. Disabled toilet is now using a Radar lock, no new mechanism required. Quote from local electrician for new 20p coin mechanism, door release and new faceplates using existing coin safes £532 per door

Question from council whether contactless locks were possible.

Cllr. Fouracresl contacted a company that specialise in toilet doors and locks.

Company recommends contactless on the basis of good security (no coins), ease of use (reported that only children have a problem, if they need to have parent with contactless payment with them)

Suggested that U1 and U2 could be contactless. M & B contactless and coin, so that there is one toilet that could be accessed by coin.

To replace three doors and locks £6k to £7k per door

Company is going to visit Bampton to assess whether locks only could be replaced.

Agenda for December.

10) Hedgehog Project – to receive any further updates if available. The school would be like to be involved. Agenda for further reports and progress

11) Hedge Cut Program – Quote received to cut Council's hedges South Molton Road, Morebath Road and all hedges Motte & bailey £680.00 + VAT. Trees that require some lopping back in the car park. To agree actions and associated expenditure. Quote agreed; proposed by Cllr. L. Bull, all agreed by show of hands.

12) Pump Track – to receive an update if available. Still awaiting a final decision on planning.

13) Legacy – Council have applied for a grant from Sheila's Legacy Fund – to receive an update. Ongoing, though the repairs to the pavements have been authorised.

14) PLANNING: request to put in planning link on all planning applications in future.

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

- i. 23/00696/FULL Variation of condition 2 of planning permission 17/01543/FULL erection of 2 prefabricated holiday units – to allow revised plans for the 2 units of holiday accommodation, Land (New Park), Bampton. *Dated 9th October. See below for objection.*

Dated 2nd August meeting 22nd August, response to planning.

23/00696/FULL Variation of condition 2 of planning permission 17/01543/FULL – erection of 2 prefabricated holiday units – to allow **revised plans** for the two units of holiday accommodation, land at NGR 295379 121464 New Park.

No explanation of where water/sewage is being drained to.

OBJECTION

Given the history of the site where previous planning permission has been granted for holiday lodging purposes only, which has since been contravened with longer term letting, the council is concerned that any permission granting a condition of holiday use is not the long term aim of the development.

Dated 26th September – exactly the same variation of condition 2

Dated 9th October – exactly the same variation of condition 2 to allow revised plans. (i) above.

OBJECTION

Bampton Town Council continue to object to the revision of plans. The original plan was for a single upmarket holiday lodge, instead two low end lodges have been erected. The access issue is in dispute as is the land next to the proposed sewage plant. Council continue to find the drainage and foul water plans objectionable. Emailed to planning 12th October 2023.

- ii. 23/00009/HOUSE Erection of front porch and single storey side and rear extension following removal of existing extension, 10 South Molton Road, Bampton.
NO OBJECTION
- iii. 23/01495/CAT Notification of intention to fell 1 willow and crown reduce 1 acer, 3 Frog St.
No comment
- iv. 23/01543/CAT Notification of intention to fell 3 cypress trees, 1 sycamore and trim crown sides of 2 yew trees within a conservation area, The Vicarage, Barnhay, Bampton.
No comment

Planning Decisions:

- a) 23/01199/FULL Change of use of shop to ancillary accommodation, Bampton Fish Bar.
GRANTED

15) FINANCE:

Expenditure:	Employment September	£835.60	BACs
	PAYE Q2	£740.01	BACs
	Hole & Pugsley – Fair lease	£629.40	BACs
	J. Caunter – toilet cleans September	£300.00	BACs
	Visionict – migration to 365	£36.00	BACs
	J. Doig – electrics for Fair	£50.00	BACs
	Countrywide – grass cuts	£582.38	BACs
	Marvellous Eventures – Fair	£675.00	BACs
	Clerk’s expenses Q2	£306.54	BACs
	Titan the Robot -	£2628.00	BACs

Income: Second half precept £36,846.50

Bank Reconciliation circulated to all councillors prior to the meeting.

Council resolved to accept the receipts and payments account. Proposed by Cllr. White, all agreed by show of hands.

16) Half year budgets against actuals – for consideration. No questions for the Clerk – noted the figures.

17) Finance Committee Meeting – to arrange a date prior to the November Council meeting in order to commence considerations for 2024 and the following 3 years. To be arranged with Cllr. Fouracres.

18) Clerk’s computer – request to upgrade Council’s computer as it is now 7 years old. To agree actions and associated expenditure. Quote received of ££707.00 to include computer and remote set up proposed by Cllr. L. Bull, all agreed by show of hands.

19) Meeting dates & times – further discussion on possible date/day changes. The first Monday of the month will now be set for both the Fair and the Council meeting at 7pm in the LARC building.

20) Clerk’s report –

- a. Attended SLCC branch meeting for updates on Martyn’s Law. Should this come into law, it is likely to impact on both indoor and outdoor gatherings of people. Also spoke on the cost to those councils who had an election this year – the cost is excessive.
- b. Currently £110.10 in credit to EDF for power at the toilets.
- c. A very large and deep mud blockage at Petton on the road to the Church, after petitioning our Highways Officer, has been cleared to allow access. She should be commended for her prompt actions. Council agreed. Photo available of the amount of mud.
- d. To consider a noticeboard in the play area.

PART II

Council are excluding members of the public and the press to progress a matter of a confidential nature.

Public Bodies (Admissions to Meetings Act) 1960.

Local Government Act 1972, ss 100 and 102.

21) Bampton Hall – to receive an update on progress to date. Updated.

22) Toilets – to consider and agree cleaning costs for the toilets. Costs agreed.

EXTERNAL MEETINGS ATTENDED: reports from Councillors

Items for Information

The next Council meeting is on MONDAY 6TH November 2023 at 7.00pm in the LARC building.

Meeting closed at 8.13pm

Signed.....

Date.....