

Minutes of the meeting of Bampton Town Council held on Wednesday 6th December 2017, in the LARCS building, Bampton.

Present: Cllr. Hicks (Chairman); Cllr. Leach; Cllr. Edwards; Cllr. A. Mares; Cllr. C. Mares; Cllr. Weston. District Cllr. Moore; Penny Clapham (Clerk); 11 members of the public.

- 1) Apologies and Acceptance for Absence:** Cllr. Tanner; Cllr. Baker; Cllr. Gregory. 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. Cllrs. Leach & Edwards agenda item 14i.
- 3) Public Discussion** – To allow any questions, reports by members of the public on any matters relating to the agenda of this meeting. Representations can be made from our County Councillor, District Councillor and Community Police Officer. **The period of time designated for public participation shall not exceed 30 minutes. Standing Order c,d,e, page 3 refers.**

Agenda item 14 ii

Mr. & Mrs. Davis expressed concerns about the increase in traffic/flood plain/effect on wildlife.

Mr. Williams – loss of privacy/being overlooked.

Parishioner building likely to increase flood risk.

Parishioner read a letter which is to be submitted to Mid Devon Planning

Mr. Webster as flood co-ordinator has concerns with the application in Frog Street; currently floods with run-off water. More buildings are likely to increase flood risk in this street. Concerns about the size of vehicles using this street. The barn has a tie condition: if not used for agricultural purposes, has to be demolished. Planning application number 05/02284/FULL refers.

Agenda item 14 iii.

Parishioner concerned of the impact on wildlife/trees/ change of driveway into the development. Unclear on the plans who owns the grassed area and pathway.

Mr. Knight, concerned that the footpath is included in the site plan.

Parishioners concerned about drainage/sewage, also the continuing visual impact of the mountain of soil still to be removed.

Mr. Webster as flood co-ordinator, stated that there are many issues with water from Ashleigh Park. The drainage is not fit for purpose/more infill of buildings is likely to cause more flooding unless suitable drainage is installed. Concerned that this will add to the current problems.

4) Chairman's Report (for information only) – read to Council by the Chairman and attached to these minutes.

5) County & District Councillor reports:-

District Cllr. Moore- the local plan is deemed out of date and the new plan is in the process of approval. In this situation agreed settlement areas are put aside and the National Policy Planning Framework comes into force. All write to the planning officer if you have objections to any plans.

Ashleigh Park: the embankment, should not have been left in the state that it is in currently.

Budgeting is going ahead. Premier Inn commencing work in January. State of the district report about policing, very interesting: safeguarding, criminality, then policing are the areas of importance. Briton Street scheme discussed, realistically the works should begin in late February, 2018.

6) Minutes – to approve and sign the Minutes of the meeting held on the 1st November 2017.

Two amendments were made. item 9, delete the word radio. Agenda item 17 ii, add the words ‘not at this time.’ All agreed the minutes with the amendments, then signed by the Chairman as a true record.

7) Open Spaces Activity Reports:-

- i. Request to erect a freestanding trellis frame kindly donated by Mrs. Whincup backing onto 1 Magnolia Villas to support a clematis already there; Hollett Garden. Agreed.
- ii. Railings are in need of re-painting; Hollett Garden. Mr. French is willing to do this job. Agreed.
- iii. Recreation Field – path clearance – noted.

8) To further discuss the proposed agreement between the Swan and the Council.

Cllr. C. Mares will have a further conversation with the tenant of the Swan. Agenda in January or February.

9) Crossing above the Spar Shop – advice being sought from County Cllr. Colthorpe. Agenda in January

10) Toilets updates to be received and actioned where necessary.

The threshold strip has been installed in front of the disabled toilet. Mid Devon Council have not taken a look at the doors as yet, as promised.

Insurance – quote received on £150,000;

Council considers this is too high as a re-build cost and to have the quote amended to £90,000 – Council resolved to authorise payment on this quote.

11) Christmas in Bampton – to receive a report on the Christmas activities of the 30th November.

Included in the Chairman’s report.

12) Bampton Fair –

- i. To receive a report on the councillors de-brief meeting held on 21st November.
Good meeting with many ideas put forward.
- ii. To receive the accounts of the Fair from the Clerk: these accounts only apply to the street pitches. Summary to be attached to the minutes. Accounts received and agreed for publication. Council resolved to pay for the cones and the account from SW Locums, leaving the sum of £868.62 for distribution. Proposed by Cllr. Edwards, seconded by Cllr. A. Mares, all agreed by show of hands.
- iii. Applications from community groups as per the Grant Awarding Policy to be received by Council not later than 1st February 2018. The policy and application forms are available on the Bampton.org website and from the Clerk. Noted.

13) Donations –

- i. To agree a possible donation to Citizens Advice. Resolved to agree a grant of £50. Proposed by Cllr. Hicks, seconded by Cllr. Edwards, all agreed by show of hands.
- ii. To resolve an amount for the poppy wreath supplied by the Royal British Legion. Resolved the sum of £40, proposed by Cllr. Hicks, all in favour by show of hands.

14) PLANNING:

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

- a) To action any planning applications that arrive after this agenda has been published
- b) 17/01808/CAT Intention to pollard 3 poplar trees within the conservation area, Castle Grove, Bampton: No objection (already submitted to planning) District have No Objection.

- c) 17/01817/CAT Intention to remove 1 willow and 1 ash tree within conservation area, 25 Frog St., No Objection (already submitted to planning) District have No Objection.
 - d) 17/01840/FULL Change of use of agricultural land to domestic garden, Hillview, Shillingford. No Objection (already submitted to planning)
- THE ABOVE APPLICATIONS ARE FOR INFORMATION ONLY.

- i. 17/01888/CAT to reduce the crown of 3 yew trees by up to 1m, fell a willow and a poplar, within conservation area, The Vicarage, Barnhay, Bampton No Objection
- ii. 17/01875/OUT outline hybrid application for the erection of a dwelling and alteration to vehicular access; and change of use of agricultural barn to ancillary residential building, Frogs End, Frog Street.
- iii. Planning Application 17/01875/out: Frog Street Bampton

Bampton Town Council considered this application at its meeting held on the 6th of December 2017. It was the unanimous view of the Council that the application should not be approved.

Bampton Town Council considers that the application is an attempt 'to get under the wire' before the local plan is adopted. It was noted that a much larger development at Bouchier Close did not receive planning consent, and that recent applications for two detached bungalows further along Frog Street were also refused permission.

Bampton Town Council asks that The Planning Authority does not approve this application on the following grounds:

1 it is outside the village envelope. Approval of this site would set a dangerous precedent and could lead to further proposals for infill development along Frog Street, most particularly between the application site and the nearby listed building.

2 The application site is within a flood plain and there are already problems with flooding and run off along Frog Street which would be exacerbated by this development.

3 Frog Street is a narrow highway, where there are often conflicts between traffic and pedestrians. It is thus unsuitable for further development with a consequent increase in traffic movements.

In respect of the existing barn, Bampton Town Council draws the attention of the Planning Authority to a clause in its planning approval that states that it must be demolished if it is no longer required for agricultural purposes.

- iv. 17/01671/FULL erection of 7 dwellings (revised scheme following previous permissions granted), land and buildings east of Simla Cottage, Ashleigh Park.

Bampton Town Council wish to make the following observations.

1. There is concern that there is inadequate surface water drainage on the site at Ashleigh Park, which, even with the existing development, causes problems of run off on the Old Tiverton Road during heavy rainfall. Bampton Town Council requests the Planning Authority impose a condition that ensures that no development takes place until a scheme of surface water drainage, approved by the Environment Agency is implemented.
2. There is concern that the overbearing and precipitous bank which runs the length of the Old Tiverton Road and forms a southern boundary to the site is too steep and may slump during heavy rain causing problems on the highway. Bampton Town Council requests that before any development takes place an engineering assessment is made of the bank and the angle of repose reduced if necessary. That a scheme of landscaping takes place and that provision is made for the future maintenance of the bank. This should not fall on the highway Authority at a future date.
3. In order to reduce highway conflicts Bampton Town Council requests that the two dwellings on either side of the new access road should have drives onto this road and not onto Ashleigh Park.
4. Bampton Town Council requests the Planning Authority take immediate enforcement action to ensure the removal of the mound of material near the sites boundary with Ashleigh Park.

Planning Decisions:

- a) 17/01580/CAT Works to trees in Frog Street.
No objection.
- b) 17/01392/FULL Construction of replacement vehicular entrance and access track, land at Petton Farm, Shillingford.
Granted.

15) FINANCE:

Expenditure:

GL Jones swing spare parts	£240.30	BACs
St. John Ambulance – Fair	£516.00	BACs
Contact Radio – Fair	£183.60	BACs
Mid Devon Council – Fair	£185.00	BACs
MNR Products repair swing	£240.00	BACs
The above have already been authorised and paid.		
C. Hicks plants	£8.00	BACs
D.A. Somerwill fix door toilets	£127.20	BACs
J. Caunter toilet cleans	£300.00	BACs
P. Clapham – Tolly fee 2017	£1733.32	BACs
Citizens Advice donation	tba	Cq
Royal British Legion poppy appeal	tba	Cq
Rates Fair November	£52.00	DD
Rates Old Store November	£31.00	DD
SW Water toilets Aug-Nov	£183.01	DD
Hollett Garden brown bin annual fee	£49.00	BACs to Clerk
C. Hicks Fair thank you party	£103.63	BACs
Clerk's salary November	£435.00	BACs
LARCS room hire Fair party & Dec.	£40.00	BACs
C. Hicks toilet expenses	£8.99	BACs

Income: Devey Funfair Fee recd. £1,857.11 .

Bank Reconciliation and Statement: Reconciliation and bank statement circulated to all councillors prior to the meeting. Noted.

Council resolved to accept the receipts and payments account. Proposed by Cllr. Hicks, seconded by Cllr. A. Mares, all in favour by show of hands.

16) DAAT lights – to agree to match fund with Morebath Council the sum of £200 towards the cost of the lights. Proposed by Cllr. Edwards, seconded by Cllr. Hicks, all agreed.

17) Budget 2018/19: to consider recommendations from the Finance Committee on the draft budget proposals. (Cllr. Edwards will submit a report to Council regarding the amalgamation of the clerk and tolly position.) Cllr Leach proposed acceptance of the draft budget, seconded by Cllr. Edwards. All agreed by show of hands. The precept will be set at the January meeting.

18) Draft grass cut contract – to approve the grass cut contract prior to advertising. Approved.

19) Defibrillator training – Cllr. Gregory to advise. January agenda.

20) Annual Parish Meeting – agreed Weds 25th April at the Community Hall. Bampton.

21) Clerk's Report:

- i. Riverside Hall has received its full TAP fund request of £850 towards black-out blinds.
- ii. Hollett Garden brown bin collection renewed until 30/11/18.

- iii. Morebath Parish Council have confirmed the £200 contribution towards the helipad landing lights in the recreation field.

EXTERNAL MEETINGS ATTENDED: reports from Councillors

Items for Information

The next Council meeting is on Wednesday 3rd January 2018 at 7.00pm in the LARCS building.

Email circulations during the past month

Devon Funding News	Devon Communities Together News
Flood risk management strategy	ICO News
Recycle Devon thank you awards request	DALC conference info
Charter for trees	Devon Communities together – survey
Connectme Devon x 2	Healthwatch November
Devon Countryside Access Forum – requires new members	
DALC updates	Connect me Devon news
DALC survey request	Info from Highways conferences

Chairman’s report for December 2017

An e-mail dated 14th November Highway’s Senior Officer Steve Leigh reported that he expected work on Bampton’s walkways to be undertaken shortly and to be finished in around two weeks. Businesses were informed by the contractor that work would be completed by the 22nd November. This was not the case and Steve Leigh was as disappointed as the rest of us. Parking and access issues then had to be resolved. I understand from a business owner that the work will recommence in the New Year. Let us hope so as some of our pavements have been loose for some time.

In late November, Ken Mills put together a team of volunteers including Cllr Bill Weston to cut back saplings on the Motte and improve the pathway. The Motte is part of Bampton’s remarkable heritage and character. We are indebted to these volunteers for the effort they make on the town’s behalf. Thank you all.

The Christmas Open Evening was made most enjoyable thanks to the organisation of Lucy Bull. The work to erect the Christmas tree was enabled by a team led by Cllr Tanner along with electricity kindly provided by Julie Mason. The Christmas tree lighting was a great success with the Rev Kev, amid the carols, reminding us all of the real story. At Riverside Hall Becky Havill organised the Christmas stable complete with live donkey, the PTFA organised the Riverside Hall stalls and businesses stayed open. It was good to see so many families turning out in support with the children enjoying the lantern procession from Riverside to the Stage.

Happy Christmas everyone!

**BAMPTON TOWN COUNCIL
BAMPTON FAIR ACCOUNTS FOR
THE STREET MARKET.**

INCOME

GROSS TOLLS		5,199.96
FUNFAIR		<u>1,857.11</u>
		<u>7,057.07</u>
3RD SHARE TOLLS	Tolly	1,733.32
3RD SHARE ROTARY		1,733.32
3RD SHARE COUNCIL	& FUNFAIR	3,590.43

EXPENDITURE

RATES		518.36
LANDLORD		100.00
SW LOCUMS		205.00
UNPAID CHEQUE		81.00
REFUND TO SCOUTS		30.00
ROAD CLOSURES		150.00
HI VIS TABARDS		107.70
FIRE EXT. SERVICE		25.00
NEW ROAD SIGNS		125.14
TOILETRIES		14.47
300 CONES		828.00
PORTALOOS		387.00
TOILET CLEANS		200.00
PETTY CASH EXPENSES		215.14
RADIO HIRE		153.00
AMBULANCE		430.00
FAIR CLEAN UP		185.00
		<u>3,754.81</u>
CURRENT LOSS ON FAIR		<u>164.38</u>

Within the costs, there are two items which should not re-occur. SW Locums and Cones hire, totalling £1,033.00.

The Council agreed to fund this amount from the budget leaving the sum of £868.62 to be distributed to the Community.