

07.02.17

Summonses to a special Meeting of Sampford Peverell Parish Council to be held on Tuesday 7 February 2017 in the Committee Room of the Memorial Hall, Lower Town, Sampford Peverell, starting at 7.00 pm, were distributed with the agenda to all Members by e-mail on 2 February 2017.

Agenda

As distributed, but with the issue of payment to Viridor Credits of the third-party contribution as previously agreed re the Play Park Appeal. Also, the election of a Vice-Chairman of the Parish Council following the election in January 2017 of Cllr Cutts as Chairman.

2016/17/096

The Chairman, Cllr David Cutts, opened the meeting at 7.00 pm and welcomed Members present.

2016/17/097

Parishioners' Open Forum: not held (no parishioners present).

2016/17/098

Apologies: Cllrs Adlington and Culpin.

Parish Councillors present:

Cllr D Cutts, Chairman:

Cllrs C Holland, B Husbands, T Leaman, C Mason, C Passey and Taylor.

It was noted that Cllrs Bainbridge and Collis (MDDC) and Radford (DCC), also the PCSO, had not been invited to attend.

2016/17/099

Amenity car park.

The Chairman re-ordered the Agenda so as to deal with this item first.

Concern was expressed regarding the derivation of figures quoted by Andrew Jarrett (MDDC) for the annual maintenance costs of the SP car park. There are 9 amenity car parks in the District with a total maintenance cost of £82k over 5 years, according to MDDC's website. Sampford Peverell has just 22 spaces. Members wondered if the electricity costs are worked out in a similar manner, that is per space or per location.

The Clerk to check with the Bradninch Town Clerk how their costs are calculated.

Mr Jarrett to be asked about the quoted lighting costs and how the Parish could help to meet the general maintenance liability.

It was noted that re-surfacing of the car park was done more than 20 years ago (according to local information), contrary to MDDC's claim of 'every 7 years'.

2016/17/100

Local Plan review

The Chairman asked each Member to comment on the Local Plan revision proposed by MDDC for submission to the Secretary of State.

It was generally agreed that, while more housing is required in the village, the proposed allocation of land at the top of Higher Town was inappropriate and the scale of the proposed development was too large. Problems of safe access to the village for pedestrians from the proposed site, the prominence of the site, also the capacity of the village school to accommodate children of primary-school age were the main reasons for objection.

Regarding development at J27, the majority view was that the proposed development is not well suited to the area, having no relevance to local communities. It would lead to congestion on the motorway and the destruction of local retail businesses. The Plan was considered to be unsound due to the inclusion of J27, which appears to have been 'shoe-horned in' to satisfy a potential developer. As an 'out of town' development, it is fundamentally unsound.

continued.....

2016/17/100 continued.....

Any development at J27 should be subject to competition, not just for the benefit of Eden Westwood. Members felt that an enhanced motorway-type services facility would be acceptable at J27, like Gloucester Services, possibly with a Darts Farm-style local vegetable-growing facility perhaps with some animals.

It was noted that the recently government-approved 'garden village' at Cullompton, with provision for 5,000 dwellings, is not included in the Plan. The proposed 15% increase in the number of dwellings in SP cannot be considered to be "limited development".

In summary, it was agreed that contradictions regarding out-of-town development would be highlighted in the PC's response, together with the poor choice of the site for, and the scale of, housing development in the village.

The Clerk to write a suitable response, circulate to Members for review, amend as appropriate, then submit to MDCC before the 14 February deadline.

2016/17/101

Sampford Peverell Play Park Appeal

A payment of £8,072.05, being 10% of the arranged grant from Viridor, is required as the third-party contribution. The e-mail to all Members dated 3 February refers. Various grants, donations and other income to the Appeal have been paid into the Council's current account: the payment to Viridor is to be made from these accumulated funds. Cheque to be issued on the proposal of Cllr Passey, seconded by Cllr Mason and agreed *nem con*. To be taken to Katie Chantler by Cllr Mason.

2016/17/102

Other matters by leave of the Chairman:

1. The Chairman explained that with both himself and Cllr Passey out of the country on holiday for most of the remainder of the month, there is a need to appoint a Vice-Chairman for the remainder of the municipal year, noting that in May both a Chairman and a Vice-Chairman are due to be elected for 2017/18. Cllr Cutts proposed Cllr Holland, who indicated her willingness to take on the role. Cllr Mason seconded this proposal: there were no other nominations and all present were in agreement with the appointment.

Cllr Holland signed a Declaration of Acceptance of Office of Vice-Chairman.

2. Cllr Mason drew Members' attention to the deteriorating condition of the Merriemeade Hotel. It is thought to be in a 1988 listing as Grade 2, but clearly it is not being maintained by the owner. Maintenance could, however be the tenant's responsibility, depending to the lease agreement. The Clerk to establish who polices the maintenance of listed buildings and is to contact DALC for advice.

2016/17/103

Next meeting of the Parish Council will be on Tuesday 28 March 2017 at 7.00 pm in the Committee Room of the Memorial Hall.

There being no other business, the meeting was closed at 8.30 pm.