

17 November 2025 – Draft

Summonses to the Meeting of Sampford Peverell Parish Council to be held at the Memorial Hall, Lower Town on 17 November 2025, starting at 7.00 pm, were distributed with the agenda and posted on the website 10 November 2025.

**Minutes of the Meeting of Sampford Peverell Parish Council  
held on 17 November 2025 at the Memorial Hall**

Present:

Councillors T Burt (Chair), D Bartin, C Cottrell, A Fasey, A Mackenzie and A Williams together with Councillor Clist (DCC County Councillor), Councillor Westcott (MDDC Ward Councillor) and S McGeever (Clerk).

Councillor Burt opened the meeting at 7.00pm and welcomed all present.

**2025/26/038/1 - Open Forum**

No members of the public were present.

**2025/26/038/2 - Apologies and Vacancies**

Apologies had been received from Councillor Taylor and Councillor Lock (MDDC Ward Councillor). It was noted that the Parish Council had two vacancies, and the co-option process could be used.

**2025/26/038/3 - Declarations of Interest**

There were no declarations of interest.

**2025/26/038/4 - Approval of the Minutes of the meeting of the Parish Council held on 20 October 2025**

It was RESOLVED that the minutes of the meeting held on 20 October 2025 were a true record of proceedings and would be duly initialled and signed by the Chair.

**2025/26/038/5 Discussions with DCC Member Councillor Clist and with MDDC Ward Members, Councillors Lock and Westcott**

Councillor Westcott advised that MDDC were considering if Southwest Water should appear in front of the Scrutiny Committee again. She had noted two issues in Sampford Peverell:

- a) Water pressure in Whitnage Road  
Councillor Fasey advised that the water pressure had improved.
- b) Capacity and overflows at the sewage works  
Councillor Burt advised that the sewage works overflowed more often than it should as a result of sewage and road-water run-off being combined into the plant.

Councillor Westcott advised that SWW was looking to reduce the overflows by 2050 but was aiming for 2040. In order to achieve this, sewage and run-off had to be separated, and it was noted that Southwest Water was monitoring a number of drains around the village. Overflow was legal in wet weather but should not occur in dry weather.

Councillor Burt advised that the Parish Council would provide Councillor Westcott with information on the sewage works and water pressure. It was inevitable that the performance of the sewage plant would deteriorate as further houses were built as SWW had estimated another 100 houses would be built up to 2030 and this figure would be reached before that date.

Councillor Clist advised that it was inevitable that more houses would be built in Sampford Peverell and all Mid Devon parishes to meet the new Government targets which had moved from 346 houses per annum to 571 houses. Parishes with good communication links were likely to be targeted first and J27 was the most underdeveloped junction in the area.

Until the Junction 28 improvements took place, Cullompton Garden Village could only build 500 houses leaving 7000 houses pending. There were also sites accommodating a further 1250 houses which had not yet been developed and could not be counted in the housing calculation putting MDDC in 'tilted balance' making it difficult to refuse applications which would most likely be approved by the Planning Inspectorate.

Councillor Clist believed it was essential that Parish Council's take this into account when responding to planning applications and to look for the best outcome for the parish through S106 arrangements. Housing would come before infrastructure improvements.

It also had to be recognised in Devon that, whilst it had one of the best universities in the country, the technology produced was being exported to other counties because of the lack of workforce. Figures predicted that Devon's population was becoming increasingly older and by 2040

0-25 age group would have remained static

25-45 age group would have reduced

45-65 age group would have increased by 50%

65-85 age group would have increased by 97% and

85+ age group would have increased by 120%

This raised questions about the amount of suitable housing and the people to look after an ageing population.

Local Government Reorganisation remained high on the agenda with all proposals going forward to central government on 28 November 2025. There were several proposals on the table, and it was difficult to know what the government would decide. It was important that residents responded to the Government consultation.

Councillor Clist had attended a fostering event, and a police event and information was handed to the Clerk for publication. He had also been working with Trading Standards as well as working with Community Land Trusts on affordable housing.

Responding to concerns expressed by Parish Councillors, Councillor Clist advised that he would ensure that the request for double yellow lines would go to the next HATOC meeting.

#### **2025/26/038/6 Matters Arising from the minutes and actions not included elsewhere on the agenda and/or raised by the Clerk**

- a) Review of financial arrangements between Village Hall and Parish Council:

The Clerk advised that there was no update with respect to:

- The DAAT letter sent
- Swing

- b) Climate change statement

Councillor Burt advised he had nothing to report.

- c) Emergency Plan

Councillor Bartin advised that she was working with Councillor Taylor on the various maps to add to the Emergency Plan prior to calling a Public Meeting.

- d) Neighbourhood Plan

The Clerk advised that the meeting with a planning consultant had moved to January 2026.

- e) Update on programme of risk assessments and safety checks  
Councillor Williams advised that work was ongoing.

**Clerk matters:**

The Clerk advised that given this was fundamentally a finance meeting, other business would be brought to the next meeting.

**2025/26/038/7 Planning**

a) Consultation requests received since the last full Parish Council meeting:

**25/01427/CAT**

Proposal: Notification of intention to pollard 1 Poplar tree within the Conservation Area  
Location: 44 Higher Town Sampford Peverell Tiverton  
Site Vicinity Grid Ref: 302574 / 114193  
Parish: Sampford Peverell 42

The Parish Council RESOLVED that it had no objection to this application which would be considered by MDDC's Tree Officer.

**25/01465/HOUSE**

Proposal: Roof repairs; conversion of first floor window opening to door with porch canopy over and metal steps; porch canopy over front door  
Location: 3 Chains Road Sampford Peverell Tiverton  
Site Vicinity Grid Ref: 302980 / 114159  
Parish: Sampford Peverell 42

The Parish Council RESOLVED that it had no objection to this application.

**25/01534/CAT**

Proposal: Notification of intention to reduce the crown of 1 Maple tree by 2-4m within the Conservation Area  
Location: 4 Boobery Sampford Peverell Tiverton  
Site Vicinity Grid Ref: 302901 / 114407  
Parish: Sampford Peverell 42

The Parish Council RESOLVED that it had no objection to this application.

**25/01516/MFUL**

Proposal: Creation of small ponds, wetland, swales and other nature-based drainage features and associated works to enhance water quality of motorway runoff  
Location: Land at NGR 304030 113398 and 304310 113504 Mountstephen and Little Turberfield Sampford Peverell  
Grid Ref: 304030 / 113398  
Parish: Burlescombe 06

The Parish Council noted that the works were in conjunction with *Connecting the Culm* and were aimed at reducing flooding and improving water quality which could only be commended.

It was difficult to understand the exact locations of the scheme, and this would be relayed to MDDC Planning.

The Parish Council RESOLVED that it had no objection to this application.

## **25/01500/MOUT**

Phased outline for the extension of existing business park for up to 3.9ha of employment land and up to 150 dwellings with associated infrastructure and access with all other matters reserved  
Land at NGR 298976 112882 (Hartnoll Farm) Tiverton Devon  
Parish: Halberton

The Grand Western Canal JAC have raised application and given the potential impact on traffic levels in Sampford Peverell, the Clerk had requested that the Parish Council be consulted as a neighbouring parish.

The Parish Council believed that an increase to the existing business park and 150 dwellings would significantly increase the number of cars travelling through Sampford Peverell despite the proposed development being close to Tiverton and for this reason RESOLVED to object to the application and to support the Grand Western Canal's JAC objection.

The reasoning was based on the lack of infrastructure, namely:

The eastbound flyover to take traffic from the Tiverton Eastern Urban extension had not been, nor was likely, to be built. This meant that eastbound traffic was likely to turn right outside the development and travel through Halberton and Sampford Peverell rather than turn left and then have to either travel through Blundells school or join the A361 heading westbound to come off at the next exit, cross and then re-join the A361 eastbound.

The road from Halberton to Sampford Peverell was not suitable for HGVs given that two lorries could not pass in the High Street at Halberton nor at Turnpike in Sampford Peverell.

Given the number of accidents at Post Hill and the new A361 junction, the speed limit through Post Hill and on to Halberton should be reduced to 30mph. This would also assist it SatNavs not directing HGVs through Halberton and Sampford Peverell.

If MDDC was mindful to approve the application, then all HGVs during construction should be directed along the A361 to the site. Given that some might need to travel along Blundells Road, construction traffic should be restricted to the hours of 10am-3pm.

### **b) decisions notified by MDDC**

The Parish Council noted the following decisions:

25/01101/LBC – APPROVED – 21 October 2025

Proposal: Listed Building Consent for the installation of new boiler, flue and associated works

Location: 5 Higher Town Sampford Peverell Tiverton Devon

25/01102/HOUSE – APPROVED – 21 October 2025

Proposal: Installation of flue to side elevation

Location: 5 Higher Town Sampford Peverell Tiverton Devon

### **c) enforcement matters**

The Clerk advised that no update had been received from Enforcement.

### **d) any other planning matters and planning correspondence**

The Clerk advised that the new planter was in place.

The Parish Council noted that the planter at the Tiverton Parkway junction require replacing. Quotations would be obtained for a brick-built planter with wood facing to increase its longevity. Councillor Clist advised that if the plants were grown by the school in their new planters then a Locality Budget grant of £300 would be available.

**Action:** Clerk

## 2025/26/038/8 Finance

The Clerk had provided the following financial information:

a) Financial figures for 2025/26

Reserve Account (Unity)				
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Balance on 30 September 2025				£36803.55
Receipts				
Transfer				£12000.00
Payments				
<b>Balance on 31 October 2025</b>				<b>£48803.55</b>
Current Account (Unity)				
Balance on 30 September 2025				£3270.70
Receipts				
06-Oct-25	MDDC CREDITORS	REF - 00013		13440.00
29-Oct-25	DEVON CC	2510272-381		132.00
				13572.00
Payments				
08-Oct-25	Transfer to 20504366			-12000
09-Oct-25	B/P to: HMRC	120PF026836642412		-150.29
09-Oct-25	B/P to: Susan McGeever	WAGES - MONTH 6		-486.68
21-Oct-25	B/P to: Steve Taylor	GRAFFITI REMOVER		-75.98
21-Oct-25	B/P to: SP Village Hall	INV 432		-20.00
21-Oct-25	B/P to: Adexa	ORDER 1580795		-140.40
21-Oct-25	B/P to: Susan McGeever	EXPENSES - SEPT		-26.00
21-Oct-25	B/P to: Angus Mackenzie	BENCHES		-74.56
27-Oct-25	Direct Debit (S W HYGIENE LTD)	444844C		-42.63
31-Oct-25	Service Charge			-6.00
				-13022.54
<b>Balance on 31 October 2025</b>				<b>£3820.16</b>

Payments made since the last meeting (not recorded above) including the repayment to HMRC:

04-Nov-25	B/P to: HMRC	120PF026836642412		-119.82	
04-Nov-25	B/P to: Susan McGeever	WAGES - MONTH 7		-416.93	
04-Nov-25	B/P to: XL Displays	INV 277378		-172.80	
05-Nov-25	B/P to: HMRC Payments	XWV126000103303		-14205.15	-14914.70

Receipts in November

03-Nov-25	Transfer from 20504366			15000.00	
03-Nov-25	The Little Park Pantry	Sent from SumUp		150.00	15150.00

Authority to pay accounts rendered:

Village Hall (meeting room)	£20.00
SW Hygiene (public convenience)	£42.63 (Direct Debit)
S McGeever (expenses)	£26.00

The Parish Council RESOLVED to pay the invoices shown above.

The Clerk's wages, HMRC PAYE and utility bills for November and December would need to be paid prior to the next meeting in January.

The cumulative bank reconciliation for October was presented at the meeting and would be signed by the Chair.

#### Precept

The six-month budget figures and seven-month budget figures had been circulated to Parish Councillors together with a proposed budget for 2026/27 which aimed to move further towards the Parish Council holding a reserve equivalent to 100% of the precept

In setting out a budget proposal, the Clerk had built in a 25% increase on projected costs to start to cover potential consequences of Local Government Reorganisation and the provision of MDDC's current non-statutory obligations such as amenity car parking and play areas.

The Parish Council noted the reduction in cost of opening and closing the public convenience.

The Parish Council also needed to consider what projects it would look to carry out and these could include:

- The provision of VAS unity (approximate cost £10,000) to monitor speed limits and the number of vehicles. The information would assist when considering planning applications and speed limits. In regard to 20mph schemes, Councillor Clist advised that DCC would facilitate the process but that Parish Councils would be responsible for the costs involved.
- Teenage facilities and/or the purchase of land to accommodate such facilities
- The potential to take over the maintenance of the trees on The Brendons which was jointly covered by MDDC and DCC, if it could be shown that the Parish Council had planted the trees.
- Grants for local charities/organisations including the Grand Western Canal who would lose funding from MDDC.

The Clerk would circulate an updated budget projection to include these items, and the Parish Council could make a final decision at its meeting on 19 January 2026 prior to the deadline of 23 January 2026.

#### b) Public convenience improvements

The Clerk was still awaiting an update on the delivery of the shelving ordered for the Public Convenience.

#### c) VAT situation

The sum of £14205.15 has been repaid to HMRC and confirmation received that the account was now in good standing.

#### d) Unity Trust Bank

The debit card application had been re-submitted but could take up to six months

#### e) Assertion 10

The Clerk advised that there was a new requirement for the 2025-26 AGAR forms which related to Assertion 10 and being GDPR compliant. There were two options to pay a company to carry out the work which was approximately £500 or the Clerk to undertake the required training. Other parishes that the Clerk worked for had opted to share the cost of such training.

The Parish Council RESOLVED to join the other councils and pay their share of the training which cost £120 plus VAT through the Devon Association of Local Councils.

f) Christmas Tree

The Parish Council RESOLVED to share the cost of the Christmas Tree with the Village Hall.

**Action:** Councillor Taylor

g) Grants

Village Planters

The Parish Council RESOLVED to share the cost of planting (£100) with the Compost Site on Station Road at a cost of £50.00 to each organisation.

St John the Baptist Church

The Baptist Church had purchased a lawn mower, and the work was now being done by a group of volunteers and no grant was required. The Parish Council welcomed this initiative.

Sampford Peverell Methodist Church

The Methodist Church had requested a grant of £80 to assist with the maintenance of the closed churchyard.

The Parish Council RESOLVED to offer a grant of £80.00.

**2025/26/038/9 Matters for the next meeting**

Councillor Williams advised that the Road Wardens would cut down the sapling tree that was obscuring the Halberton/Exeter sign on Station Road and clean up the SPPC sign at the Tiverton Parkway end of the village.

Councillor Mackenzie asked that the beech hedge in Whitnage Road be discussed.

Councillor Bartin asked that the purchase of three living Christmas trees be considered going forward.

**Action:** Clerk to seek advice on the best options.

Councillor Taylor had brought an article in the Parish Magazine to the attention of the Parish Council namely:

The chair of the Tree Wardens had written that they have become independent of County, District and Parish Councils. Funding would be met from subscription of the parish Magazine only.

This confirmed earlier correspondence when the Tree Wardens had advised they would no longer report to the Parish Council but issue updates in the Parish Magazine.

The Parish Council felt it was prudent to write to the Tree Wardens and confirm that they had:

- insurance in place to cover any work undertaken
- a qualified Road Warden (Chapter 8 trained) to carry out the risk assessment for any works carried out on the roadside and
- that planning permission was being obtained for any works carried out on trees within the conservation area.

**Action:** Clerk

**2025/26/038/10 – Next meetings of the Parish Council**

The dates for the next meetings were:

19 January 26

16 March 26

9 May 26

11 May 26

Annual Parish Meeting (6pm) and Showcase (4.30pm)

Annual Meeting of the Parish Council.

The Chair closed the meeting at 8.45pm

Signed \_\_\_\_\_  
Chair

Date: \_\_\_\_\_