Sampford Peverell Parish Council (SPPC)
Meeting of the Parish Council

I hereby give notice that a Meeting of the Parish Council will take place on Monday, 16 November 2026 starting at 7.00pm in the Committee Room of the Memorial Hall, Lower Town, Sampford Peverell.
All Members of the Parish Council are hereby summoned to take part for the purpose of considering and resolving the business as set out hereunder.

A representative from the Devon Resilience Innovation Programme will speak to Parish Councillors at the meeting.

Dated this 10 November 2026
Susan McGeever
Clerk to the Parish Council

AGENDA

All Members are reminded of the need to make declarations of interest prior to any relevant discussion that may take place during this meeting.

Item		Report Pages
1	**Public Open Forum** Members of the public may speak for a period of 3 minutes on matters they wish to bring to the attention of the Parish Council and these matters may be related to items on the agenda.	N/A
2	**Apologies and vacancies**	N/A
3	**Declarations of Interest and dispensations**	N/A
4	**Approval of the Minutes of the meeting of the Parish Council held on 19 October 2026**	2-6
5	**Discussions with the new DCC Council Member and with MDDC Ward Members, Councillors Lock and Westcott**	N/A
6	**Matters Arising from the minutes and actions not included elsewhere on the agenda and/or raised by the Clerk**	7
7	**Planning matters**	8-9
8	**Financial matters**	10-12
9	**Budget and Precept Calculation 2027/28**	13
10	**Reports from Councillors not considered under Item 6**	14
11	**Reports from Parish Councillor representatives**	15
12	**Any business items for the next meeting**	N/A
13	**Date for Parish Council meeting for 2026/27** 21 December 2026 (if required) 18 January 2027	N/A

Susan McGeever
Clerk and Responsible Financial Officer
Sampford Peverell Parish Council

4	**Approval of the Minutes of the meeting of the Parish Council held on 19 October 2026**	**2-6**

19 October 2026 – Draft
Summonses to the Meeting of Sampford Peverell Parish Council held at the Memorial Hall, Lower Town on 19 October2026, starting at 7.00 pm, were distributed with the agenda and posted on the website, 13 October 2026.

Minutes of the Meeting of Sampford Peverell Parish Council held on 19 October 2026 at the Memorial Hall

Present:
Councillors T Burt (Chair), C Cottrell (Item 5), A Fasey, J Harris, S Heard (Item 2), A MacKenzie and S Taylor together with Councillor Lock (MDDC Ward Councillor) and S McGeever (Clerk).

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

2026/27/047/1 - Open Forum
No members of the public were present

2026/27/047/2 - Apologies and Vacancies
Apologies had been received from Councillors D Bartin and A Williams together with Councillor Westcott (MDDC Ward Member) and Councillor Clist (DCC Councillor).

The Clerk advised that a completed co-option form had been received from Susan Heard.

The Parish Council RESOLVED that Susan Heard's application be accepted and she was duly invited to join the Parish Council and signed the Declaration of Acceptance of Office which was countersigned by the Parish Council.
The appointment would be notified to MDDC.
Action: Clerk to forward Register of Interests to Councillor Heard

2026/27/047/3 - Declarations of Interest
There were no declarations of interest.

2026/27/047/4 - Approval of the Minutes of the meeting of the Parish Council held on 21 September 2026
It was RESOLVED that the minutes of the meeting held on 21 September 2026 were a true record of proceedings and they were duly initialled and signed by the Chair.

2026/27/047/5 - Planning
a) Consultation requests received since the last full Parish Council meeting:
26/01206/HOUSE
Proposal: Erection of 12 ground-mounted solar panels on existing concrete area in garden Location: Connigars 14A Boobery Sampford Peverell
Site Vicinity Grid Ref: 303025 / 114510
Parish: Sampford Peverell 42

Two members of the Parish Council had undertaken a site visit and reported that the solar panels would be barely visible off-site.

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

b) decisions notified by MDDC

26/00502/FULL – APPROVED – 15 September 2026

Proposal: Change of use of part of paddock to tennis court

Location: Land and Buildings at NGR 304064 114510 Ayshmeade Sampford Peverell Devon

26/00472/TDC – APPROVED – 25 September 2026

Proposal: Technical Details Consent for the erection of 1 self-build dwelling

Location: Land at NGR 303141 114141 The Merriemeade 1 Lower Town Sampford Peverell

c) enforcement matters

No update received.

d) any other planning matters and planning correspondence

The Parish Council RESOLVED that picket fencing next to the planters at both ends of the village would be a positive addition to the appearance of the village.

ACTION: Councillor Taylor to bring quotations to the next meeting/Clerk to contact DCC

2026/27/047/6 – Finance

The Clerk presented the financial figures to the end of September 2026.

a) Financial figures for 2026/27

Reserve Account (Unity)				
Balance on 31 August 2026			£48905.99	
Receipts				
30-Sep-2026	Interest		£ 241.04	
Payments				
Balance on 30 September 2026			**£49147.03**	
Current Account (Unity)				
Balance on 31 August 2026			£ 3709.52	
Receipts				
02-Sep-26	The Little Park Pantry	Park coffee kiosk	150.00	
Payments				
04-Sep-26	B/P to: HMRC	120PF026836642412	-119.82	
	B/P to: Susan			
04-Sep-26	McGeever	WAGES - MONTH 5	-416.93	
	B/P to: Susan	EXPENSES MONTH		
04-Sep-26	McGeever	4/5	-52.00	
04-Sep-26	B/P to: Maynards	INVOICE 25/08/26	-450.00	
15-Sep-26	B/P to: Defib Store	1000339039	-70.74	
15-Sep-26	B/P to: Pennon Water	7095287706	-510.68	
16-Sep-26	S W HYGIENE LTD	444844C	-44.32	
29-Sep-26	B/P to: PKF	DV0305 - SPPC	-252.00	
29-Sep-26	B/P to: SP Village Hall	TREE GRANT	-500.00	
29-Sep-26	B/P to: SP Village Hall	3 AND 21/9 26	-26.25	
30-Sep-26	Service Charge		-7.00	-2449.74
Balance on 30 September 2026			**£1409.78**	

The cumulative bank reconciliations for September had been circulated to Parish Councillors prior to the meeting for review and were duly signed by the Chair at the meeting.

The reserves statement has been circulated to Parish Councillors prior to the meeting.

The budget monitoring report for month 6 had been circulated to Parish Councillors prior to the meeting for review and was approved at the meeting.

Receipts in October

05-Oct-26	The Little Park Pantry	Little park pantry	150.00	
07-Oct-26	MDDC CREDITORS	REF - 00013	24000.00	24150.00

Payments made in October:

06-Oct-26	B/P to: HMRC	120PF026836642412	-156.18	
06-Oct-26	B/P to: Susan McGeever	WAGES - MONTH 6	-499.86	- 656.04

South West Hygiene £44.32
There had been a slight increase in the fee at the contract entered a second year.
Payments to approve:
Valda Energy £745.29
S McGeever (expenses) £26.00

The Parish Council noted that due to time constraints on the Valda Energy invoice, the Clerk had set up the two payments above and they had been duly authorised by two Parish Councillors.

b) SouthWest Water
Following the increased SouthWest Water bill, SWW had undertaken a site visit and recommended that a sub meter be fitted for the servery.
Action: Councillor Taylor would obtain quotations

c) Valda Energy
The Valda Energy account was now in the name of the Parish Council. The servery would be charged for its share of the electricity according to the sub-meter reading.
Action: Clerk to propose figures to the next Parish Council meeting.

Two Parish Councillors signed the Direct Debit for invoices going forward.

d) Upgrading public conveniences
Councillor Taylor advised that he was looking to re-tile the public toilet. It had proved impossible to get the tiles clean and he felt it would be a positive improvement. There was a possibility of grant funding.
Action: Councillor Taylor to obtain quotations

e) MDDC Assets
The Clerk was meeting with MDDC to discuss the possible acquisition of the car park and adjoining land. A full report would be brought to the next meeting when it was hoped the financial implications would be known. Despite the pause in Local Government Reorganisation, MDDC was still looking to offer non-statutory assets to Parish Councils.

f) Annual Clerk Review
Councillors Burt/Taylor advised that a date had been set prior to the November meeting.

g) Grants
Village Hall

A full and frank discussion took place on the Parish Council funding a structural survey of the village hall roof with a view to gaining a grant for the installation of a solar panel system with a battery and the ability to function in a power cut. A generator hook-up would also be provided.

The Village Hall was an important asset to residents and formed part of the Emergency Plan.

The quotation was for £1250 plus VAT and would enable a grant application for funding for solar panels to be submitted.

The Parish Council RESOLVED to approve the quotation and undertake the survey on behalf of the Village Hall.
Proposer: Councillor Taylor
Seconder: Councillor Burt
Decision: 6 for 1 against

CHAT
The Clerk advised that she was awaiting the grant application forms

Mid Devon mobility
The Clerk advised that she was awaiting the grant application forms

General call for grant applications
The Clerk advised that grant applications were normally considered at the November meeting when budgets were set.
Action: Councillor Cottrell/Clerk to put out a request on social media/website

2026/27/047/7 - Any business items for the next meeting
Councillor Burt advised that he had attended the Mid Devon District Council meeting arranged by Councillor DuChesne for parishes along the A361/J27 corridor.
It was evident from discussions that Sampford Peverell would be considered an area for further housing development given its proximity to Tiverton Parkway railway station and J27 of the M5.
Parish Councillors needed to consider the infrastructure required for the village to accommodate further housing. The key considerations were:

- sufficient parking at Tiverton Parkway given that, at current usage levels, the car parks were full mid-week and cars were parked from the roundabout at the A361 to the Spar shop in Lower Town.
- increased traffic through the village given that there were no west bound slip roads on the A361 – improved access to the A361 was a key to relieving pressure on J27.
- improvements to J27 so that it could take additional traffic generated from additional traffic. Whilst new residents could use Tiverton Parkway to commute, most jobs were on the outskirts of Exeter and Taunton and only accessible by car.

It was noted that Cullompton achieved improvements to J28 prior to significant house building.

It was noted that the Parish Map did not show the conservation area and this would be extremely useful. New Parish Councillors did not have maps.
The Clerk advised that MDDC would provide a pdf of the A0 map which the Parish Council could then print.
Parish Councillors asked if the conservation area could be overlain on the map.
Action: Clerk to contact MDDC and organise for 5 maps to be printed. Clly Taylor offered to share a PDF map showing the conservation area.

Parish Councillors raised concern about walls being knocked down within the conservation area (one a house wall at 14 Boobery, the other a lane wall next to 12 Boobery).
Action: Photographs and location to be provided to the Clerk to report to Enforcement

Councillor Burt advised that he was attending the Devon Community Resilience Forum on 22 October 2026 in Totnes and would report back to the Parish Council.

Councillor Burt noted the planning application 26/01341/CLU which would be on the next agenda. It referred to an approved 1989 application that had been approved.

2026/27/047/8 – Next meetings of the Parish Council

The date for the next meeting is:

16 November 2026

Future meetings:

21 December*	18 January	15 February*	15 March
19 April*			

8 May	Annual Parish Meeting
17 May	Annual Meeting of the Parish Council

* Denotes if required.

The Chair closed the meeting at 8.15pm

Signed _____ Date: _____
Chair

6	**Matters Arising from the minutes and actions not included elsewhere on the agenda and/or raised by the Clerk**	**7**

a) Climate change statement
Councillor Burt
b) Biodiversity and enhancing wildlife
Councillor McKenzie
c) Emergency Plan
Councillor Bartin to update
d) Neighbourhood Plan/Neighbourhood Priority Statement
Culmstock application – way forward
e) Update on programme of risk assessments and safety checks
Councillor Williams

Matters brought forward:
- Beech hedge in Whitnage Road (highlighted to MDDC maintenance team) – response from DCC
- Planting of Christmas trees – purchase new trees in autumn
- Trees at Brendon – see information in Finance.

Clerk matters:
Action Plan
Parish Councillors to feed potential projects to the Clerk.

Allotment Survey
Completed based on Parish Council knowledge

Remembrance Service
Report on attendance by the Parish Council.

Electric Car Charging
DCC have moved a step closer in a solution for selected parish councils.
Awaiting to hear if Sampford Peverell is a potential site.

The Giant Tree Circle
A community tree planting project building a Giant Circle of Trees across England, Scotland, Wales, Ireland and Northern Ireland, with its centre on Anglesey in North Wales. A symbol of hope, sustainability and togetherness.
Would the Parish Council be interested in planting a tree?

7	**Planning matters**	**8-9**

a) Consultation requests received:

26/01341/CLU
Proposal: Certificate of lawfulness to establish the lawful commencement of development approved under planning permission 89/01894/FULL - Detailed drawings for the erection of dwelling and alterations to vehicular access
Location: Land at NGR 302799 11430 West of Hideaway Higher Town
Site Vicinity Grid Ref: 302799 / 114300
Parish: Sampford Peverell 42
26/01341/CLU | Certificate of lawfulness to establish the lawful commencement of development approved under planning permission 89/01894/FULL - Detailed drawings for the erection of dwelling and alterations to vehicular access | Land at NGR 302799 11430 West of Hideaway Higher Town Sampford Peverell Devon

Deadline for comments: 5 November 2026 – extension to 17 November 2026
Discussed in AOB on 19 October 2026

26/01459/HOUSE
Proposal: Erection of single storey rear extension
Location: Mayfield 13B Paullet Sampford Peverell
Site Vicinity Grid Ref: 302667 / 114093
Parish: Sampford Peverell 42

Deadline for comments: 1 December 2026

b) decisions notified by MDDC

26/00967/CLP – APPROVED – 14 October 2026
First Schedule
Proposed siting of caravan for use an ancillary annex shown on the block plan received 20th July 2026 in accordance with submitted plans/drawings – details referred to below.
Second Schedule
Land at NGR 303678 114446, Wickets, Lower Town.

Informative Note: For the avoidance of doubt, any future use of the caravan as an independent self contained dwelling, separate from and not ancillary to The Wickets, would be materially different from that assessed under this application and may require planning permission.

26/01188/CAT – NO OBJECTION – 16 October 2026
Proposal: Notification of intention to pollard four Willow trees (T1-T4) within the Conservation Area
Location: Sampford Peverell Tennis Club Lower Town Sampford Peverell Devon

26/01141/HOUSE – APPROVED – 22 October 2026
Proposal: Installation of window to South elevation
Location: 8 Bardsey Orchard Sampford Peverell Tiverton Devon

26/01221/HOUSE – APPROVED – 30 October 2026
Proposa: Re-roofing of existing building and installation of photovoltaic panels
Location: West Pitt Farm Whitnage Tiverton Devon

c) enforcement matters
Enforcement matter submitted.
No updates received.

d) any other planning matters and planning correspondence
Councillor Taylor - update on quotations for picket fencing.

Local Green Space Consultation and Buffer Zones
Consultation closes on 7 January 2026
Response required

8	**Financial matters**	**10-12**

a) Financial figures for 2026/27

Reserve Account (Unity)

Balance on 30 Septembe 2026			£49147.03	
Receipts				
14-Oct-26	Transfer from 4353		£20000.00	
Payments				
5-Oct-26	Transfer to 4353		£-2500.00	
Balance on 31 October 2026			**£66647.03**	

Current Account (Unity)

Balance on 31 August 2026			£ 1409.78	
Receipts				
05-Oct-26	Transfer from 4366		2500.00	
05-Oct-26	The Little Park Pantry	Little park pantry	150.00	
07-Oct-26	MDDC CREDITORS	REF - 00013	24000.00	26650.00
Payments				
06-Oct-26	B/P to: HMRC	120PF026836642412	-156.18	
06-Oct-26	B/P to: Susan McGeever	WAGES - MONTH 6	-499.86	
14-Oct-26	Transfer to 20504366		-20000.00	
14-Oct-26	B/P to: Valda	246965 - 02115572	-745.39	
14-Oct-26	B/P to: Susan McGeever	EXPENSES SEP	-26.00	
19-Oct-26	Direct Debit (S W HYGIENE LTD)	444844C	-44.32	
31-Oct-26	Service Charge		-7.00	-21478.75
Balance on 31 October 2026			**£6581.03**	

Actual payments: £1478.75

The cumulative bank reconciliations for November have been circulated to Parish Councillors prior to the meeting for review and for signature by the Chair at the meeting.

The reserves statement has been circulated to Parish Councillors prior to the meeting.

The budget monitoring report for Month 7 had been circulated to Parish Councillors prior to the meeting for review and was approved at the meeting.

Statutory payments made in November prior to the meeting:

S McGeever (October wages)	£430.82
HMRC (October PAYE)	£125.81
T Burt (expenses)	£ 35.40
Valda Energy	£227.19*

*This invoice includes £150.00 of late payments. A refund has been requested.

Payments to approve:

S McGeever (October expenses)	£26.00
Village Hall (meeting room)	£15.00

b) SouthWest Water
Councillor Taylor to report on quotations for fitting a sub-meter.

c) Valda Energy
The Clerk had circulated information on the Valda Energy account and potential division of costs with The Little Pantry.

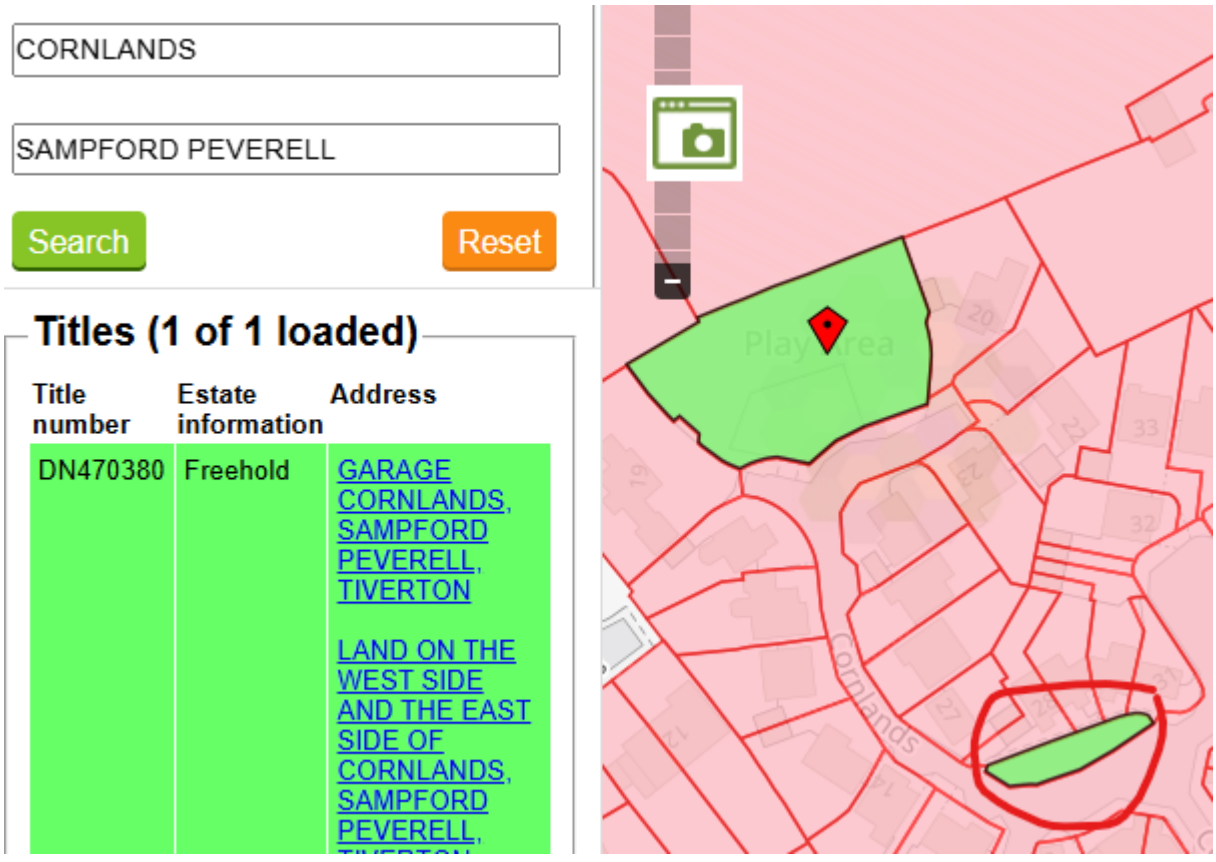
d) Upgrading public conveniences
Councillor Taylor to report on quotations for upgrading the public convenience.

e) Mid Devon District Council Assets
The Clerk had met with MDDC to discuss the possible acquisition of the car park and adjoining land.

It was identified that the car park is rented from Devon County Council and the small land strips owned by MDDC are currently either part of the highway or the car park itself. It, therefore, made sense that MDDC transfer the land to DCC who are responsible for highways and the car park.

The question of whether DCC would transfer the car park to the Parish Council is under discussion.

The other to areas under consideration were:
Cornlands
Would the Parish be interested in the further open space land at Cornlands?



Information is awaited on the financial implications of taking on the land and play area.

The final area discussed was The Brendons open space area and the associated trees.
MDDC have historically looked after this piece of land and the trees although it does not belong to them. MDDC would have a strong case to acquire the ownership of the land and could, potentially, then pass ownership to the Parish Council.

The protection of green spaces within the village is important and the care of these areas is covered by residents whether that be through Council Tax or the Parish Precept.

f) Annual Clerk Review
Councillors Burt/Taylor to report on Clerk Review.

g) Grants

Twinning	- contribution towards the 2027 reception for the Twinning exchange
CHAT	- application forms circulated
Methodist Church	- application forms circulated

9	**Budget and Precept Calculation – 2027/28**	**13**

a) Based on the budget monitoring for the first six months of the year, the Clerk had prepared a budget for the year 2027/28.

This information has been circulated in a separate document which is available on the website.

b) The Parish Council must agree the budget before setting the precept.
The precept must be sent to MDDC by 22 January 2027

9	**Reports from Councillors not considered under Item 6**	**14**

a) Communications & Engagement (publicity) (Councillors Cottrell/Bartin)
- Social Media
- Noticeboards

b) Climate Change and environmental issues including biodiversity net gain (Councillor Burt)

c) Public Convenience Development Group (Councillors Taylor and Williams)
- revised contract
- discussion on electricity contract
- review and approval of the revised CCTV policy

d) Highways

Snow Warden (Councillor Fasey)

Road Warden scheme (Councillors Taylor/Williams)

Flood Warden scheme (Councillor Burt)

Joint Traffic Meeting (Councillor Burt/Taylor)
- Next meeting
- Meeting with Rachel Gilmour, MP

Roads, Pavements & Footpaths/Road Safety (Councillors Burt, Fasey and Williams)
Highways Matters:
- traffic speed survey

Community Speedwatch Group
- '20 is plenty' signage/national '20 is plenty' membership/speed limit/VAS units

Clerk awaiting response from DCC

Resident request for 20mph in The Orchard development – advised them to contact Devon County Council Highways and/or Management Company - email sent to NHO to see if DCC has adopted the roads.

e) Footpaths (Councillor Burt)
- map of footpaths in Sampford Peverell (leaflet)
- barrier/signage at Blackdown Vew

Email sent to DCC Footpaths
SP7 – signage - reported
SP13 - the sign at the north end by the road is almost invisible, covered in vegetation - reported

f) Defibrillator maintenance (Councillor Cottrell)

10	**Reports from Parish Councillor representatives**	**15**

a) Village Hall and Recreation Ground Charity Committee
Councillor Taylor
Information from DALC on the role of the Custodian Trustee
New constitution
Roof survey and solar panels

Councillor Heard is also a member of the Village Hall and Recreation Ground Charity Committee

b) Grand Western Canal Joint Advisory Committee
Councillor Taylor
Buckland Bridge
Information circulated on the Green Spaces

c) Sampford Peverell and District Twinning Association
Councillor Harris