

KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on March 6th 2018 in Kentisbeare Village Hall.

Present: Cllrs. Q Broom (Chairman), A Southall, Mrs W Reid, R Shore-Quinain, Mrs S Woofenden, DCC Cllr. J Berry, MDDC Cllr. Mrs R Berry and the Clerk. Mrs E Ellicott and Mrs T Dominy were present for part of the meeting. Approximately 40 members of the public were present for public question time. *Due to public question time overrunning, the meeting started at 20.20 hours.*

Public Question Time: A number of residents from Blackborough Village were present to raise concerns about the proposal for Blackborough House. A spokesperson for The Blackborough Area Community Organisation (BACO), which represents a group of local residents that are concerned about the proposal, gave details of reports that BACO had received to date. The Chairman of the Parish Council then gave details of a proposed response for submission to MDDC by the Parish Council, which was to be discussed within the Parish Council meeting.

25/03/18. Apologies. Cllrs. Mrs D Jackson-Wotton and M Disney.

26/03/18. Declarations of interest. Cllr. Mrs S Woofenden (DPI as applicant) planning ref: 18/00122/CLU and Cllr. Mrs W Reed (DPI as nearby landowner with possible financial implications) planning ref: 17/01904/MFUL and 17/01905/LBC. Cllr. R Shore-Quinain (DPI as spouse) payment to the Clerk.

27/03/18. The minutes of the Parish Council meeting held on 06/02/2018 were approved and duly signed by the Chairman.

28/03/18. Matters Arising. None.

29/03/18. Planning & Planning Correspondence.

a) Applications considered by the Parish Council:

-[17/01904/MFUL](#) and [17/01905/LBC](#) Change of use and Listed Building Consent for the change of use and refurbishment of house to hotel and spa with 24 letting rooms, Piazza garden, 36 letting rooms in Pavilion (60 letting rooms in total) with Botanical Gardens, restoration of walled garden with new orchard and amphitheatre, erection of 7 detached dwellings, all associated car parking and erection of bat house. Blackborough House, Blackborough. *See declarations; Cllr. Mrs Reed left the room for this item and took no part in the discussion.* Following an informal meeting where suggestions were put forward, a proposed response was drafted. It was agreed to inform the Planning Officer that a response will be submitted within the next couple of weeks following a few minor amendments and the need for clarification on some minor points. To summarise, in principle the Parish Council supports the restoration of Blackborough House but not at the proposed scale, as there are significant concerns regarding the impact that it could have on the community and the surrounding area. *Cllrs. Mrs Dominy and Mrs Ellicott left the meeting.*

-[17/01877/HOUSE](#) & [17/01878/LBC](#) Pirzwell St John, Kentisbeare. Listed Building Consent and permission for the reinstatement of former agricultural barn for domestic recreation, storage and workshop use. *Comments deferred until a future meeting.*

-[18/00285/FULL](#) Change of use from self-contained annex to separate dwelling. Wyndham House, High Street, Kentisbeare. No objection.

-[18/00325/FULL](#) Re-positioning of vehicular access, Western Cottage, Blackborough. No objection.

-[18/00122/CLU](#) CLU EXISTING Use or Development. Land and Buildings at NGR 306881 108333 (Office, Glimsters Farm) Fore Street, Kentisbeare. Certificate of lawfulness for the existing use of land and buildings as construction company yard with associated indoor and outdoor storage (B8), light industrial (B1.c) and office space (B1.a) for a period in excess of 10 years. *See declarations; Cllr. Mrs Woofenden left the room for this item and took no part in the discussion.* A response will confirm that the site has been used for the period stated; the business having grown over that period and it is considered that it has now reached its capacity for the current location, particularly with regard to vehicle movements and parking.

b) Results of applications from Mid Devon District Council and information:

-[18/00008/CAT](#) Notification of intention to fell one Walnut tree within a Conservation Area. Apple Garth, Priest Hill, Kentisbeare. No objection.

-[17/01713/MFUL](#) Major Planning Application. Land at NGR 309064 110450 (Allhallows Farm). Construction of an earth bank slurry story (1980 sq. m). Permitted with conditions to discharge.

[-17/01704/MFUL](#) Major Planning Application. Land at NGR 309053 110385 (Allhallows Farm). Erection of an extension (1105 sq. m.) to an existing agricultural livestock building. Permitted with conditions to discharge. -For information only, the following appeal has been dismissed: APP/Y1138/W/17/3183963 Unit 1-4, Warren Units, Kentisbeare (ref: [17/01109/PNCOU](#)).

c) [MDDC Local Plan Review](#) - Consultation on the Schedule of amendments made to the Sustainability Appraisal Update 2017. Noted, no comments.

d) S106 for Kentisbeare Parish: (i) The Clerk gave an update on S106 currently allocated to the Parish. (ii) It was agreed that if planning permission is granted in respect of the Blackborough House proposal, and the proposal subsequently attracts Public Open Space Contributions, that these funds be allocated for the benefit of the community of Blackborough, should a suitable project be identified; Clerk to make enquiries.

e) Any other planning matters: The Garden Village Delivery Board is due to meet on 20/04/18.

30/03/18. Highways.

a) To report on work carried out and to receive reports on repairs that are needed: The Clerk will contact the NHO regarding works to the A373.

b) [DCC Traffic Sensitive Street Review](#). Details circulated to all; noted, no comments.

c) Any other matters: A link for reporting issues to Highways will be included in the e-newsletter.

31/03/18. Reports.

a) The Clerk: (i) One applicant to date for the vacancy of Parish Councillor. (ii) Cllr. Heal from MDDC is to attend a future meeting; Clerk to arrange.

b) The Chairman: None.

c) DCC Cllr. J Berry: A day has been spent with the NHO reviewing the roads within the Parish and ward of Cllr. Berry.

d) MDDC Cllr. Mrs R Berry: A six week consultation on a Sustainability Appraisal will take place until 11/04/18, after which the Public Examination of the Local Plan Review will take place later this year. Once approved, it will protect towns and villages from speculative planning. Planning Officers will be available on various dates. Involve (the Council for Voluntary Service in Mid Devon and Volunteer Bureaux for Tiverton and Cullompton.) is looking for trustees in the area. The registered charity works to promote the interests of the voluntary and community sector. Mid Devon Destination Management Plan - aims to encourage competitive and sustainable tourism which is a key sector in Mid Devon, important for employment and the economy. Beware of a scam letter from Energy Saving Grants which implies that it has been sent from MDDC; the letter should not be replied to.

e) Playing Field: The weekly checks will be verified. The hedge has been cut between the car park and the road.

f) Police: None received.

g) The Parish Paths and Silver Wood: The annual finance forms have been submitted.

h) Any other reports: A meeting on site will be arranged with reference to the helipad.

32/03/18. Finance.

a) To note the bank balance as at the last statement; deferred as a statement had not yet been received.

b) Payments were approved totalling £1205.73.

-Chq 1516 M Shore-Quinain, Clerk's salary and expenses. See declarations.

-Chq 1517 Mrs M L Thorne. Website and Newsletter.

-Chq 1518 Alan Durrant. Refurbishment of Parish bench.

-Chq 1519 SMA Services. Payroll provider.

-Chq 1520 Kentisbeare Village Hall. Room hire.

-Chq 1521 Kentisbeare Parish News. Printing costs.

c) The Nest payment for February 2018 was confirmed.

d) Quotations for the installation of a gate post at playing field; two more quotations have been received and it was agreed to accept the lowest quotation.

e) Tap Fund Phase 2: Following a request from the Blackdown Hills Transition group, it was agreed for support in an application to The Tap Fund Phase 2 2017-18 for set up of a Repair Café for the Blackdown Hills, and to fund the hall hire fees should a café be held in Kentisbeare. It was considered this worthwhile to parishioners.

f) Annual Review of Fixed Asset Register: Updated and agreed. As previously agreed it was resolved not to insure the play equipment, as it is of a very high standard and the safety surfaces well established.

g) Data Protection Training: An invoice will follow for training which is due shortly.

h) Any other financial matters to be noted: None.

33/03/18. Correspondence: Clerks and Councils Direct. CPRE membership pack.

34/03/18. Items for information and future agenda items: To arrange a date for the Annual Clifford Pike Memorial Walk a date for a working party at Silver Wood.

35/03/18. Dates of future meetings: 10/04/18.

The meeting finished at 21.40.