

## KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on 11th September 2018 in Kentisbeare Village Hall at 7.30pm.

**Present:** Cllrs. Mrs Q Broom (Chair), R Shore-Quinain, Mrs W Reed, A Southall, Mrs S Woofenden, Mrs T Dominy, Mrs D Jackson-Wootton, M Disney (part of meeting), MDDC Cllr. Mrs R Berry & DCC Cllr. Mr J Berry ( both present until 124/09/18 d), Cllr. P Heal Chairman of MDDC and the Clerk. One member of the public was present for public question time.

**Public Question Time:** Following communication with the Clerk, the Chairman of Blackborough Village Hall committee was present to raise issues in relation to the hall committee sourcing grant funding for a number of projects. Details were given of the most pressing need which relates to replacement kitchen appliances that are better able to meet the needs of the large number of social events that are run from the hall for the benefit of the community. The two items that the hall committee wishes to place in the near future are the existing oven and dishwasher, which are deemed as being inadequate for certain events that are hosted in the hall. Replacement items will enhance and improve the facility and the income generated will make the hall more sustainable. Details were given of the two items that the committee are considering, at an approximate cost of £1800.

**117/09/18: Apologies:** Cllrs. N Allan & Mrs E Ellicott.

**118/09/18: Declarations of Interest:** Cllr. Shore-Quinain (DPI as spouse) payment to the Clerk.

**119/09/18: Approval of minutes:** the minutes of the Parish Council meeting held on 07/08/2018 were approved and duly signed by the Chairman.

**120/09/18: Matters Arising:** None.

**121/09/18: Chairman of MDDC, Cllr: P Heal.** Cllr. Heal gave details of his position as Chairman of the district council. The role is a civic role and has a term of two years and has been held by Cllr. Heal since 2017. Cllr. Heal has a very rural ward which includes parts of Dartmoor. Throughout his term, Cllr. Heal is hoping to visit all of the 43 Parish Councils within the district. The role includes greeting members of the Royal family and Cllr. Heal will be greeting the Duke of Gloucester shortly for the opening of a local store. The Chairman of the district council chairs all meetings of the district council. A civic service is held each year.

### **122/09/18. Planning & Planning Correspondence.**

**a) Applications considered by the Parish Council:**

[-18/01340/FULL](#) Erection of a 10m high lighting column with a pair of 150 watt LED floodlights to provide emergency lighting for Devon Air Ambulance. Land at NGR 306239 108045 (Kentisbeare Playing Field), Silver Park, Kentisbeare. *All councillors noted the application as submitted by the Clerk.*

[-18/01341/FULL](#) Erection of an agricultural livestock and storage building. Land at NGR 306874 108556 Ford Farm, Fore Street, Kentisbeare. *No objections – a condition to be that the building is screened by trees as shown in the plans.*

[-18/01200/HOUSE](#) Installation of dormer window to garage roof to provide first floor office/study. Applebee Farm, Kentisbeare. *No objections.*

[-18/01222/HOUSE](#) Conversion of existing outbuilding into hobby room. Sycamore Cottage. Blackborough. *No objections.*

**Revised drawings and information received in respect of :** [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. *Amendments noted by the Parish Council – reference will be made to the response previously submitted where there were concerns about the proposed scale of the application.*

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

[-18/00929/FULL](#) Change of use of agricultural land for the installation of 16 panels on ground mounted photovoltaic solar array and installation of solar water heating tubes on the South elevation of Black Barn. Land and Building at NGR 309470 109286 (Black Barn) Blackborough. Approved.

[-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. Approved.

[-18/00640/CLU](#) Certificate of lawfulness to establish the lawful implementation of planning permission 15/01357/FULL in compliance with Condition (1) imposed upon that permission. Land and Buildings at NGR 307932 107348 (Orway Porch Farm) Kentisbeare. Refusal of certificate of lawful use or development.

**Planning continued:**

-[18/01021/FULL](#) Erection of an agricultural livestock building (558sqm). Land & Buildings at NGR 308516 108711, France Farm, Blackborough. Approved.

c) Culm Garden Village Proposal: (i) Details for a letter to be sent to the district council regarding the principle concerns of the Parish Council in respect of the proposal were agreed. (ii) Any other matters: None.

d) DCT Neighbourhood Planning Course: The date of 20/09/18 has been filled so is unavailable, alternative dates will be offered.

e) Consultation on Cullompton Eastern Relief Road: MDDC and DCC have announced details of a public consultation on the proposed relief road options for Cullompton. Consultation will take place over a six week period from 13/09/18 to 25/10/18. A series of local exhibitions have been arranged where people can find out more about the proposals, the different route options and ask questions. Dates have been publicised for four drop in sessions to be held in Cullompton throughout September and one to be held in Kentisbeare Village Hall on 02/10/18 (4pm to 8pm); the Parish Council will provide refreshments in the committee room. *Cllr. Disney left the meeting.*

f) Any other planning matters. (i) Notification of DALC Planning Training 01/11/18 (Exeter 6.30-9pm). Cllr. Heal reported that MDDC is hoping to offer training in the future. (ii) An update on Planning S106 and governance arrangements has been received from MDDC. (iii) The dates for the [Local Plan preliminary hearings](#) for land at Junction 27, SP2 and TIV 16 Blundell's School were again noted as 20<sup>th</sup> and 21<sup>st</sup> September 2018.

**123/09/18: Highways.**

a) To report on work carried out and to receive reports on repairs that are needed. Notification of closure of Kentisbeare Village Square on 24/12/18 from 16.30 – 22.00. A report will be placed regarding a grit bin in Blackborough that has been damaged. Works to various road within the district will take place from 18/9/18-31/3/19; work will vary according to location and may include resurfacing, hand or machine patching and drainage works.

b) Any other matters: (i) Highways will not give approval for "No HGV" signs to be erected on entry to the village of Kentisbeare. (ii) Enquiries will be made about warning signs for motorists regarding horses coming out on to the highway at bridleway 37.

**124/09/18: Reports.**

a) The Clerk. Notification of two cycle rides - Force Charity cycle ride 30/09/18/UK and Cycling Events "Wiggle Exmouth Exterminator" 20/10/18. The DALC County Secretary will be retiring shortly.

b) The Chairman: The Chairman will attend the following meetings, both on 27/09/18: Garden Village Delivery Board and Involve Cullompton Community Conversation.

c) DCC Cllr. J Berry: More information is awaited in relation to traffic surveys by Highways in respect of the proposal for Blackborough House. Cllr. Berry has asked for more Traffic Enforcement Officers to be on the streets of Cullompton, in order to prevent congestion caused by illegal parking. Following reports, there are concerns regarding loneliness experienced by some of those aged over 65. DCC is working with Exeter University on a strategy for climate change, greenhouse emissions, and how this can be mitigated.

d) MDDC Cllr. Mrs R Berry: Upcoming consultations-Cullompton Eastern Relief Road (details given in 122/09/18.e) and the Culm Garden Village proposal, for which dates will be released sometime in the autumn. People are strongly encouraged to respond. It is unlikely that the planning proposal for Blackborough House will come before the Planning Committee until late 2018 or early 2019. Crimes including anti-social behaviour should be reported to the Police using 101 or Crime Stoppers. *Cllrs. Mrs Berry and Mr Berry left the meeting.*

e) Playing Field: The weekly checks will be verified. A price to update the main sign and supply an additional sign will be obtained. The hedge alongside the car park will be included in the winter hedge cut.

f) The Parish Paths and Silver Wood: A new pedestrian gate has been ordered for "off" Miry Lane. The broken wooden rails on footpath 2 have been reported to DCC. The Woodland Trust will be informed that the duck boards at the end of Silver Wood are sinking.

g) Any other reports: Cllr. Southall will attend the BHAONB Catchment Communities Conference on 19/10/18.

**125/09/18: Finance.**

a) The bank balance was reported as at the last statement. One credit of £1000 received on 22/08/18 from MDDC in respect of the Tap fund award 2017/18.

**Finance Continued:**

**b) Payments were resolved:**

- Chq 1562 M Shore-Quinain, Clerk's salary and expenses and re-imburement for MDDC planning application fee & Request a Plan map charge. See declarations.
- Chq 1563 Mrs M L Thorne. Website and e-newsletter.
- Chq 1564 SMA Services Ltd. Payroll provider.
- Chq 1565 KJT Group Ltd. Grass maintenance contract.
- Chq 1566 GeoXphere Ltd. Parish on-line mapping subscription.

**c) The payment to Nest for August was confirmed.**

**d) Utility Warehouse payment – £38.05 deducted by direct debit on 31/08/18.**

**e) Blackborough Village Hall:** Following the attendance of the Chairman of Blackborough Village Hall in public question time where a few issues were identified, and directly in relation to the inadequacy of two kitchen appliances, the hall will be encouraged to apply to the Communities Together Fund to help fund the replacement of these and to improve the facilities available at the hall – generating more income and making the hall more sustainable. In addition to this the Parish Council will issue a grant of £1000 to assist with the above; as agreed at the precept meeting. .

**f) A quotation of £700 was agreed from MNR Projects for works required at the Parish playing field.**

**g) Any other financial matters to be noted:** Following receipt of the internal auditor report the following two typing errors were noted, which were amended and initialled by the Chairman: Cheque number 01492 of 05/12/17 is listed as £550, the correct amount is £683 and cheque number 01501 is listed as £550, the correct amount is £2280. An amendment was made to the payment lists and total outgoings as listed in the minutes dated 05/12/17 (16/01/18 is correct).

**126/09/18. GDPR:** Update from the Clerk – The Clerk and Chairman will attend training on 16/10/18.

**127/09/18. Kentisbeare Parish Playing Field.**

**a) Update on landing site and services on site, and agreement of costings and quotation:**

(ii) Update on planning application: MDDC will endeavour to issue a decision by 08/10/18.

(ii) Connection Offer for electricity connection works by Western Power Distribution (South West) plc., and quotation from MAT Electrics (via Devon Air Ambulance Trust) for capital equipment and installation: Following a site visit with the Chairman and WPD, two quotations have been received from WPD. The Chairman reported following discussion with the Community Landing Sites Officer for DAAT; it was resolved that to avoid any complications, to have one point of contact, WPD should be instructed to complete the works on site opposed to contracting out the contestable works, therefore agreeing the quotation of £9997.26 from WPD. It was further agreed to accept the quotation from MAT Electrics for £6284.57 for capital equipment and installation. MAT Electrics are a local contractor and are the chosen supplier of Devon Air Ambulance Trust, having been involved in many such projects. (iii) To note the grant offer from Devon Air Ambulance Trust and to note the amount of funding raised by the community: It is understood that the community has raised a figure of around £3000 towards the project. DAAT has agreed a grant of £3051.44 towards the labour costs for MAT Electrics. DAAT will now review the quotation from WPD quotation with a view to offering a further grant.

**b) Improvements to the play park:** (i) One quotation has been received to replace the fence at the playing field, other quotations will be obtained. (ii) A price in the region of £300+ was agreed for plans regarding a possible cycle track, to be made available at a consultation with the youth – to be provided from the contractor that attended a site visit.

**c) Any other matters:** None.

**128/09/18.** Notification of upcoming courses and events – the Clerk will endeavour to attend a number of the following, some of which are chargeable as reported: Society of Local Council Clerks Branch Meeting, Devon Association of Local Councils (DALC) New Councillors Course, MDDC Annual Clerks' meeting, DALC AGM, Mid Devon Clerks' Meeting, MDDC Code of Conduct training, DALC Budgets and Precepts Course.

**129/09/18. Correspondence:** Clerks and Councils Direct. Letter of thanks from Sainthill Baptist Church & St Mary's Church, following grants received.

**130/09/18. Items for information and future agenda items:** Apologies from Cllr. Southall for 09/10/18.

**140/09/18. Dates of future meetings:** Tuesday 09/10/18.