

KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on 3rd December 2019 in Kentisbeare Village Hall at 7.30pm.

Present: Cllrs. Mrs Q Broom (Chair), Mrs F Ryan, N Woofenden, M Disney, R Shore-Quinain (present until 172/12/19), E Southerden, N Saunders, Mrs S Woofenden, N Allan, District Cllr. D Pugsley, County Cllr. J Berry and the Clerk. One member of the public was present for Public Question Time.

Public Question Time: The owner of the Kentisbeare Village Stores advised the Council of the present situation and the possible future arrangements.

163/12/19. Apologies: Cllr. Mrs E Ellicott.

164/12/19. Declarations of Interest: Cllr. R Shore-Quinain (DPI as spouse), payments with reference to the Clerk. Cllrs. Mrs S Woofenden and N Woofenden, declared an interest in planning application 19/01905/HOUSE and left the room for this item - (DPI due to possible financial gain through personal building business, and also personal as known to the applicant).

165/12/19. The minutes of the meeting of the Parish Council held on 06/11/2019 were approved and duly signed by the Chairman.

166/12/19. Matters Arising: None.

167/12/19. Planning & Planning Correspondence.

a) Applications considered by the Parish Council:

-19/01835/FULL Erection of a replacement dwelling. Church Cottage, Blackborough. EX15 2HP. No objections.

-19/01905/HOUSE Erection of 2 single storey side and 1 single storey rear extensions following demolition of existing garage and flat roof extensions and alterations to front porch. Brookside, Fore Street, Kentisbeare. No objections. See declarations.

-19/01920/FULL Variation of Condition 3 of Planning Permission 03/00777/FULL to allow commercial use of stable block in connection with holiday lodge business. Land & Buildings at NGR 306109 108814 (Wressing Farm), Kentisbeare. No objections.

-19/01942/CLU Certificate of lawfulness for the existing use of an agricultural building as storage and distribution (Class B8) for a period in excess of 10 years. Building at NGR 309148 108104 Higher Sainthill Farm, Kentisbeare. No objections.

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

-19/01560/CAT Notification of intention to crown reduce 2 Cherry trees by 3.5m within the Conservation Area. Monkwood, Priest Hill, Kentisbeare. EX15 2BG. Approved.

-19/01659/HOUSE Replacement of existing conservatory roof and elevations. Aller Gate Cottage, Cullompton. EX15 1QQ. Approved.

-19/01425/HOUSE & 19/01426/LBC Permission for repositioning of boiler on external wall and Listed Building Consent for internal alterations and repositioning of boiler on external wall. 2 Hillview Cottages, Kentisbeare. EX15 2DR. Approved.

-19/00957/FULL Change of use of storage building to holiday let. Location: Land and Building at NGR 305623 108363 Goodiford Mill Kentisbeare. Site Vicinity Grid Ref: 305624/108364. Approved.

-19/01542/HOUSE Erection of a two storey rear extension and associated works following fire damage. Allercombe Farm, Blackborough. EX15 2HL. Approved.

-19/00947/FULL Erection of 2 dwellings (Revised Scheme). Land Adjacent to Brick House, Silver Park, Kentisbeare. Approved.

-19/01659/HOUSE Replacement of existing conservatory roof and elevations. Aller Gate Cottage, Cullompton. EX15 1QQ. Approved.

c) Culm Garden Village Proposal: (i) Report on recent meetings – a few councillors and the Clerk welcomed the opportunity recently for a drive around the Parish with the Chairman of the Delivery Board, to discuss the areas of concern in respect of encroachment of development into Kentisbeare Parish. Slides were shown following the recent Stakeholder Forum meeting and the first meeting of the Town and Parish Member Forum has taken place. (ii) Cllr. Allan will attend the Delivery Board meeting on 06/12/19. Cllr. Allan will report that the Parish Council is disappointed that the project has not been master planned so far with reference to re-location of the sports clubs; the clubs should not be sited in Kentisbeare Parish which is undeveloped, and at the minimum, one field should be left to the West of Horn Road before any development starts. (iii) Any other matters: A presentation on the Connecting the Culm project is planned for a future meeting, following communication at the recent Stakeholder meeting.

Planning Continued:

- d)** To consider a Neighbourhood Plan for Kentisbeare: A Neighbourhood Plan will be considered following a presentation from Devon Communities Together in January.
- e)** Any other planning matters: None.

168/12/19. Cullompton Town Centre Relief Road Consultation – the deadline for response was noted as 20/12/19. It was considered that the relief road was a positive, but not a solution to all of the problems. Councillors will submit their own response if they wish.

169/12/19. Highways.

- a)** To report on work carried out and any upcoming road closures, and to note any repairs that are needed: Resurfacing works will take place at Stag Corner shortly. Some works have been carried out to drains in Machine Lane. Recent flooding at Newlands Corner has again been reported.
- b)** Upcoming road closure – Fore Street, Cullompton: Details were given of the dates and diversions that will be in place in respect of the closure of Fore Street from January to April/May for the replacement of the gas pipe.
- c)** Recent break ins to cars parked in the Blackborough area: There have been a number of break ins to cars parked by walkers – the matter has been reported to the Police and new signs to alert walkers have been requested.
- d)** Any other matters: The Local Annual Waiting Restriction Review Programme 2020/21 was noted, details as given by Cllr. Berry.

170/12/19. Reports.

- a)** The Clerk: The DCT course of 20/11 has been postponed due to lack of support. Details circulated to all re: draft Animal Welfare Licensing Policy between 18/11/19 to 31/01/20 - Noted. Thanks to those involved with putting up the Christmas lights.
- b)** MDDC Cllr. D Pugsley: The membership on the GESP committee has increased, and they are looking towards 2040 and the fact that infrastructure should be in place before housing developments.
- c)** DCC Cllr. J Berry: A report was circulated to all, details include - free car parking on Saturdays in some MDDC car parks up until Christmas. Details of grants available, apart from the Locality Budget: The Doing What Matters Community Grant Fund, Crowd Fund Devon and Making a Connection Grant. 12,703 children took part in the Summer Libraries Challenge which is an increase on last year. Visits to the library nationally are down, whilst Devon Libraries have seen an increase of 4%. Education Admissions and School Transport 2021-22, consultation 01/11/19 to 03/01/20.
- d)** The Chairman: None.
- e)** The Parish Paths and Silver Wood: A stile on footpath 4 needs attention.
- f)** Any other reports: None.

171/12/19. Finance.

- a)** No statement had been received as at the meeting date.
- b)** Payments were resolved totalling £2810.42:
 - Chq 1699 Kentisbeare Village Hall. Room hire.
 - Chq 1700 SMA Services Ltd. Payroll provider.
 - Chq 1701 Website and e-newsletter works.
 - Chq 1702 Clerk's salary & expenses. See declarations.
 - Chq 1703 Spoilt cheque, cancelled internally - replaced with number 1711.
 - Chq 1704 CPRE. Annual subscription.
 - Chq 1705 Project Cosmic. Website updates.
 - Chq 1706 DALC. Neighbourhood Planning publications.
 - Chq 1707 SLCC Enterprises Ltd. Publication.
 - Chq 1708 SLCC. Subscription renewal re: Clerk. See declarations.
 - Chq 1709 ALCC. Subscription renewal re: Clerk. See declarations.
 - Chq 1710 Countrywide. Grounds maintenance contract.
 - Chq 1711 MDDC. Play area inspections June 2019-Dec 2019.
- c)** Following a request received from Kentisbeare Village Christmas Eve Committee for support towards the road closure qualification, it was agreed to raise cheque number 1712 for £50 for Lantra training with Corserve Ltd.
- d)** Quotations for a replacement fence at Kentisbeare Play Park: Following receipt of three quotations, a quotation was agreed from T J McCabe Ltd.

Finance Continued:

- e) The date for submission of the precept demand 2020/21 is 24/01/20; it was agreed for the annual payment for the DALC subscription to be taken by MDDC. The Clerk, Chairman and Vice-Chairman will meet informally to look at suggested figures before agreement at the January Parish Council meeting.
- f) Any other financial matters to be noted: The Nest payment for November was reported.

172/12/19. Kentisbeare Play Park.

- a) Cycle track project: Enquiries have been made with the district council regarding assistance with the tender process. Enquiries have been made with an architect regarding the submission of a planning application and production of tender documents, together with assistance from a possible contractor as a consultant throughout the process.
- b) Any other matters: Following the annual inspection, details have been forwarded to TK Play Ltd., an MDDC approved contractor, and it was agreed for necessary works to be carried out ASAP following receipt of an estimate.

173/12/19. Kentisbeare Community Facilities.

- a) Village Stores and Post Office: The Parish Council is concerned about the future of the business. Hopefully it will be resolved very soon
- b) The Wyndham Arms: There is no further news following the tenancy being advertised recently and the Parish Council hopes that a solution will soon be found.

174/12/19. Code of Conduct: The Local Government Association is working on a new model code of conduct, and details had previously been circulated to all. The district council has recently amended the model code of conduct which Kentisbeare Parish Council had previously adopted. The Clerk will look into the changes, and bring to a future meeting.

175/12/19. Correspondence: CPRE Countryside Voices. Citizens Advice, letter of thanks.

176/12/19. Items for information and future agenda items: Apologies from Cllr. Allan for 15/01/20. Councillors private phone numbers on display

177/12/19. Dates of future meetings – Weds 15/01/20.