

## KENTISBEARE PARISH COUNCIL

Draft minutes of a meeting of the Parish Council held on September 13th 2016 in Sainthill Church Hall at 7.30pm.

**Present:** Cllrs. Mr J Wadsworth (Chair), Mrs Q Broom, R Shore-Quinain, M Disney, Mrs S Woofenden, Mrs D Jackson-Wotton, A Southall, Mrs T Dominy, District Councillor Mrs R Berry, County Cllr. Mr J Berry and the Clerk. One member of the public was present for the first part of public question time.

**Public Question Time:** The proprietor of Kentisbeare Village Stores informed the Parish Council that after 19 years, he and his wife will be retiring in May/June 2017. It is hoped that the establishment will be sold as a going concern, but failing this, the shop and post office will have to close.

Cllr. Mrs Dominy gave details of her own planning application 16/01105/HOUSE before the start of the meeting.

**116/09/16. To accept apologies for absence.** It was resolved to accept the apologies of Mrs E Ellicott and Mrs W Reed.

**117/09/16. Declaration of interest in items on the agenda.** Cllr. Shore-Quinain DPI (as spouse) payment to the Clerk. Planning application 16/01105/HOUSE: Cllr. Mrs Dominy (DPI as personal planning application) and all councillors (personal) as known to the applicant. Cllr. Disney minute 119/09/16 (personal- general plan, but proprietor of business in area submitted) reference 119/09/16. Planning application 16/01292/FULL: Cllr. Mrs Jackson-Wootton (personal as known to the applicants). Planning application 16/01292/FULL Cllr. Southall (personal as known to direct neighbours in the area).

**118/09/16. To confirm the minutes of the Parish Council meeting held on 2<sup>nd</sup> August 2016.** It was resolved to adopt the minutes as a true record of the meeting and they were duly signed by the Chairman.

### **119/09/16. PLANNING.**

#### **a) Planning applications to be considered by the Parish Council.**

-16/01292/FULL. Brick House, Silver Park, Kentisbeare. Erection of 2 dwellings (see declarations). It was resolved that the comments submitted regarding a similar application on the same site in 2015 would be re-iterated.

-16/01166/HOUSE. Erection of single storey side extension and carport (Revised Scheme). Postwood Gardens, Kentisbeare. No objections.

-16/01153/HOUSE. Erection of single storey rear extension. 11 Silver Street, Kentisbeare. Following a site visit, no objections.

-16/01105/HOUSE. Erection of first floor and single storey extensions. The Old Mill, Kentisbeare (see declarations). Cllr. Mrs Dominy left the room during the discussion of this application. Following a site visit, the Council has concerns regarding flood mitigation measures and the volume of the extension in relation to the existing dwelling.

-16/01264/HOUSE & 16/01265/LBC. Hollis House, Blackborough. Permission and Listed Building Consent for erection of a garden room & porch following removal of existing porch and outbuilding/fuel store (Revised Scheme). No objections.

-16/01290/HOUSE. 1 Goodiford Cottages, Kentisbeare. Erection of a two storey extension and porch following demolition of existing rear extension (Revised scheme replacing 16/01005/HOUSE). Following a brief site visit re: 16/01005/HOUSE and receipt of the revised scheme, the Parish Council is minded to approve the application, subject to the planning officer addressing the volume of the extension and the necessity for flood mitigation measures.

#### **b) Results of applications from Mid Devon District Council.**

-16/00951/HOUSE Old Croyle House, Kentisbeare. Erection of an Orangery following demolition of existing conservatory. Approved.

*For information only:* Details pursuant received on 16/00818/FULL Construction of an all-weather riding arena. Land at NGR309279 107981 (Chancery Cottage).

**c) MDDC: Notification received of Bid for Garden Village Status to the land east of Cullompton** (see declarations). Following the last Parish Council meeting (minute ref: 107/08/16 c ) notification has been received from the Head of Planning and Regeneration at MDDC, that at the end of July 2016, the district council submitted an expression of interest to the government for a locally-led garden village on land to the east of Cullompton.

Following this, a Press Release was put on to the Parish Website and an informal/information gathering meeting was arranged with MDDC so that the Parish Council could gain more information.

**(i) Report following recent informal meeting held with Head of Planning and Regeneration at MDDC.** The government has issued a prospectus on locally-led garden villages, towns and cities which offers government support for ambitious plans to meet housing needs through the delivery of new garden villages, towns and cities and seeks expressions of interest from local councils. The bid as submitted by MDDC, identifies opportunity on land to the east of Cullompton for a garden village of a scale up to 5,000 dwellings, and incorporates land over and above that already within the Local Plan on which there was a consultation in 2015. If garden village status is granted, any further development and new boundaries will be subject to consultation and approval in a future Local Plan. If successful, garden village status will assist in the delivery of the town centre relief road and J28 improvement.

It was confirmed that the government aims to support up to 12 garden villages, and a decision on whether the bid submitted by MDDC is successful is expected in the autumn. Support for the bid was given by the five local authorities in the Greater Exeter area (including MDDC) and Cullompton Town Council. Kentisbeare Parish was not consulted. Cullompton Town Councillor Mr Gordon Guest was also present at the above meeting, and it was reported that a neighbourhood planning exercise for Cullompton is well underway.

**(ii) To determine if a representation is required by the Parish Council.** Although not formally consulted, the Parish Council will write to the relevant body expressing objections at the bid as submitted by MDDC, and stating that it was not consulted and does not support the bid. Letters will also be sent to Mid Devon District Council and Cullompton Town Council, expressing disappointment at the lack of communication between Kentisbeare, and both the district council and Cullompton Town Council, regarding submission of the bid.

**(iii) Cullompton Neighbourhood Plan in conjunction with the above.** A request will be sent to Cullompton Town Council for a seat on the Neighbourhood Plan Steering Group.

**d) Eden Westwood Public Exhibitions.** Exhibitions have recently been held in Cullompton, Tiverton and Cridton regarding the latest plans for a new leisure-led development at Junction 27 of the M5, to incorporate a £200million tourist attraction, food centre and service station. The district council will be voting with reference to the allocation of land for tourism, leisure and retail on 22/09/16.

**e) Public involvement regarding planning consultations.** It was resolved that members of the public should submit their own response to the district council regarding planning consultations. Members of the public are welcome to attend a Parish Council meeting.

**f) Any other planning matters.** For information only: Notification received from Lightsource Renewable Energy Holdings Ltd confirming that Quintas Energy are the sole contact for any correspondence relating to the solar farm at Higher Pirzwell.

#### **120/09/16. HIGHWAYS.**

**a) Report on work carried out and repairs that are needed.** Repairs to the Bradfield to Croyle road will start shortly. Notification of road closures: **14/09-15/09/16**, road from Smithincott to Yew Wood Cross. **16/09-22/09/16**, Home Farm Cross to Jarmins Pit Cross, Bradfield, Willand.

**b) Cullompton Town Council Public Meeting re: Road Warden Scheme 15/09/16.** Cullompton Town Council has organised a public meeting to make people aware of Devon County Council's Road Warden Scheme and encourage local people to help with cutting the highway verges etc. Noted.

**c) Any other highway matters.** MDDC street cleansing review and questionnaire – completed for return.

#### **121/09/16. REPORTS.**

**a) The Chairman.** An update was given on the website. The advisory group will meet shortly.

**b) Devon County Cllr. Mr J Berry.** Pleased to confirm that road improvements in the Bradfield/Croyle area will start shortly. The ruling regarding taking children out of school during term time is to be relaxed. There are grants available via Tesco for local community projects/environmental projects.

**c) District Cllr. Mrs R Berry.** Details were given of the Water Mill's Hydro Power Project which is a coordinating project to get awareness of leats, mills and weirs back into working order. Submission of the Local Plan is delayed due to the EA report regarding J28. There will be a vote with reference to the allocation of land for tourism, leisure and retail at J27 on 22/09/16.

**d) Playing Field.** Two minor adjustments required.

- e) The Parish Paths.** Details were given of a walk due to take place on 24/09/16 from Smeatharpe to Kentisbeare. Footpath 2 will need attention shortly and Footpath 1 requires minor cutting in one area.
- f) Kentisbeare Village Hall.** Due to the Conservation Area, a planning application will be submitted for replacement windows and doors. Recent quotations are under review.

**122/09/16. FINANCE.**

**a)** The combined bank balance was reported as at 19/08/16. Credit received on 17/08/16 from Zurich Municipal for £137.38 in respect of the insurance claim for the post for the village sign.

**b) Payments were approved totalling £707.95.**

- Chq 0058 Mrs M Shore-Quinain, Clerk's salary and expenses. (see declarations).
- Chq 0059 Post Office Ltd (MDDC annual play area inspection).
- Chq 0060 SMA Services Ltd. Payroll provider.
- Chq 0061 Getmapping plc. Parish on-line subscription.

**c) Nest Pension Scheme July and August 2016.** 10/08/16 - £60.30. 18/08/16 - £56.19.

**d) Tap Fund.** Cullompton Town Council has confirmed that it will support an application to the Tap Fund for £5000 to help with the purchase of new windows and doors at Kentisbeare Village Hall.

**e) Any other financial matters to be noted.** None.

**123/09/16. Correspondence.** Letter of thanks re: Tap Fund from Blackborough Village Hall. Clerks and Councils Direct. CPRE Devon Forum Countryside invite.

**124/09/16. Deed of Easement relating to Barn 1 & 2 Goodiford Mill.** Cllr. Southall. A few minor amendments were suggested before signing. Clerk to arrange.

**125/09/16. Devon Minerals Plan: Modifications Consultation (circulated to all electronically).** Noted.

**126/09/16. Kentisbeare Village Stores.** Following the report in Public Question Time, the Parish Council would like to see the establishment sold as a going concern.

**127/09/16. DALC: Annual Report 2015/16 and invitation to attend AGM and conference 11/10/16.** Noted.

**128/09/16. Items for information and future agenda items.** Apologies from Cllrs. J Berry, Mrs R Berry and Mrs S Woofenden for 04/10/16.

**129/09/16. Dates of future meetings of the Parish Council.** 04/10/16.

*The meeting finished at 10pm.*