

KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on June 21st 2022 in Kentisbeare Village Hall at 7pm.

Present: N Allan (Chair), Mrs Q Broom, N Woofenden, N Sanders, Mrs E Ellicott, Mrs F Ryan, E Southerden, J Penfold and the Clerk. Six members of the public were present for public question time.

81/06/22. Public Question Time. Four members of the public spoke with reference to planning application 22/00822/FULL. Concerns were raised regarding the scale of the proposal and over development of the site - the properties are overbearing and the finished build will result in loss of privacy to neighbouring properties. Other concerns included highways – access and parking, the removal of trees and the loss of habitat for bats, the natural spring on the site and a risk of flooding and that the site is outside of the settlement limit. It was suggested that if the application is permitted, that conditions must be put in place to limit the hours of work on the site to that of the working week. A site inspection by MDDC is encouraged. *Three members of the public left the meeting.*

82/06/22. Apologies: Cllrs. M Disney, R Shore-Quinain, MDDC Cllr. D Pugsley & DCC Cllr. J Berry.

83/06/22. Declarations of Interest: None.

84/06/22. The Minutes of the Annual Parish meeting and the Annual Parish Council meeting held on 10/05/2022 were approved and duly signed by the Chairman.

85/06/22. Matters Arising: None.

86/06/22. Planning & Planning Correspondence/Information:

a) Applications considered by the Parish Council:

-22/00822/FULL Erection of 3 dwellings. Holme Field, Silver Street, Kentisbeare. EX15 2BW. The Parish Council objects to the proposal, concerns include - the majority of the site is outside of the settlement limit, highway access, and concern over flooding, trees and ecology and the effect on the five species of bats found on the site. The two 4 bedroom houses are overbearing and of a design that is not in keeping with the village. The development will result in a loss of sunlight, overshadowing and a loss of outlook for the adjacent properties. There will also be a loss of privacy and in overall terms result in a detrimental effect on the quality of life for the occupants of the immediately adjacent properties. It was agreed that if it becomes necessary, MDDC Cllr. Pugsley request that the application be “called in” to be determined by the Planning Committee at MDDC. If MDDC is minded to permit permission, conditions should be put in place to limit the hours of work on site. *The three remaining members of the public left the meeting.*

-22/00820/HOUSE Erection of two-storey and single extension. Myrtle Cottage, Silver Park, Kentisbeare. EX15 2BW. No objections.

b) Results of applications from Mid Devon District Council.

-21/01887/MFUL Erection of 10 holiday lodges and 1 reception lodge. Millhayes Lakes Kentisbeare. EX15 2FQ. Permission granted.

-22/00732/LBC Listed Building Consent for installation of an electric car charger point. Croyle House, Kentisbeare. EX15 2AP. Approved.

-For information only, the following application has been withdrawn: 22/00606/LBC Variation of condition 5 of Listed Building Consent 21/00950/LBC to alter design of new staircase. Ford Farm, Fore Street, Kentisbeare. EX15 2AF.

c) Culm Garden Village. (i) Report on recent meetings: The Delivery Board meeting has been postponed and will now take place on 08/07/22; the Chairman and Vice-Chairman are due to attend. (ii) Any other matters: None.

d) Any other Planning Matters: (i) Notification of MDDC Town & Parish Planning Training on 21/07/22 – Biodiversity Net Gain. (ii) Re: 19/01679/MFUL construction of ground-mounted solar PV panels to generate up to 49.9MW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure, Land at NGR 303437 103555 East of Langford Mill & Tye Farm Langford – details circulated to all regarding notification that the Public Inquiry was to be held as an in-person event with the facility to participate virtually on 14/06/22 at The Council Chamber, Town Hall, St Andrew Street, Tiverton EX16 6PG and was scheduled to last four days.

87/06/22. Reports.

- a) Access - P3 Footpaths and Parish Paths.** (i) Annual Clifford Pike Memorial Walk and Series of Summer Walks – the Annual Clifford Pike Memorial Walk will take place on 27/07/22 and will be the first in the series of summer evening walks. Light refreshments will be organised following the memorial walk which will finish at The Wyndham Arms. (ii) The P3 Co-ordinator and the Clerk will attend a site meeting with the contractor at Silver Wood on 29/06/22. (iii) Any other matters: None.
- b) The Clerk:** The Connecting the Culm Forum is to be held in person at Coldharbour, Uffculme on the evening of 14/07/22. The Catchment Officer is due to attend the next Parish Council meeting.
- c) The Chairman:** The Chairman thanked everyone that was involved with organising celebrations for the Jubilee. All events were enjoyable and well attended.
- d) Reports from DCC & MDDC Councillors:** DCC Cllr. Berry forwarded a report with news from DCC and MDDC which was circulated to all.
- e) Any other reports:** None.

88/06/22. Highways.

- a) 20mph speed limits:** It was agreed to make enquiries with the Neighbourhood Highways Officer (NHO) as to the possibility of 20mph speed limits in parts of Blackborough and Kentisbeare.
- b) Any other matters:** Enquiries have been made with the NHO regarding problems with parking and traffic in the village square particularly at school drop off times. The Parish Council agreed that double yellow lines would have a detrimental visual impact on the area. The NHO has been asked to look at the “weak bridge” sign near Stag Corner on the way to Bradfield. The Clerk is liaising with the NHO and will report further at a future meeting. The Clerk has reported the following: verges at Yerris Road, renewing of white lines leading to the traffic lights at Junction 28. To be reported - pothole outside of Kentisbeare Village Stores.

89/06/22. Finance.

a) The bank balance was reported as at 31/05/22. Direct Debits taken were noted as: Nest £69.30 06/05, £71.71 30/05, EDF 10/05- £7, Utility Warehouse 31/05 - £41.05. Credits received in respect of advertising on the Parish website £45 17/05, £30 27/05.

b) Payments were approved totalling £4222.24:

- Chq 1945 SMA Services Ltd. Payroll provider.
- Chq 1946 Clerk – salary and expenses. .
- Chq 1947 Website and Newsletter.
- Chq 1948 Spoilt.
- Chq 1949 Countrywide Grounds Maintenance. Grass maintenance contract.
- Chq 1950 Microshade Business Consultants Ltd. Annual renewal for Data Protection Officer Services.
- Chq 1951 Project Cosmic Ltd. Website development.
- Chq 1952 MDDC. Emptying of Parish Council owned bins.
- Chq 1953 Devon Shirts. Jubilee caps for the children in the Parish.
- Chq 1954 Kentisbeare Village Hall. Hire.

c) Note, cheque 1948 detailed on the agenda - spoilt, cheque number 1954 issued to Kentisbeare Village Hall.

d) Annual Governance & Accountability Return (AGAR) & Audit 2021/22.

(i) Internal audit – the internal audit has been completed with no matters to bring to the attention of the Council. (ii) The Annual Governance Statement (AGS) 2021/22 was approved. (iii) The Accounting Statements for 2021/22 were considered and approved. (iv) The Chairman signed the AGAR as required. (v) Publication of the Notice of Public Rights and unaudited AGAR will take place as required.

e) Kentisbeare Handyperson position: Following communication with the insurance company and DALC, the Clerk will liaise with the contractor regarding insurance and report back.

f) Parish Photograph: It was agreed to arrange for the framing of the Jubilee photo and also for framing of the Jubilee photo taken in 2012 – for display in the committee room of Kentisbeare Village Hall.

g) Any other financial matters: It was reported that £1.02 was received in interest in respect of the reserve account for the year 2021/22. The hall hire fees for the Jubilee weekend will be discussed with the village hall treasurer and committee.

90/06/22. Kentisbeare Play Area.

a) Cycle track – estimates were agreed from MDDC and Dutch Landscape Architects Ltd., to prepare and manage the tender process. It was agreed for Dutch Landscape Architects Ltd., to manage and prepare the tender, having managed the planning process. There will be other costs involved with the tender process and then a cost to manage the contract - the Clerk will report further as the project moves forward. An application will be made to the Locality Budget.

b) Any other matters: The Clerk will make enquiries with the play area contractor about improvements to the basketball net and board – it was agreed that a new net is required and possibly a backboard.

91/06/22. Possible History Event: It was agreed for Cllr. Penfold to co-ordinate a history day drop-in, which it is hoped will take place in the autumn/winter. Cllr. Penfold will organise for some digital maps at a cost of around £40 each.

92/06/22. Correspondence & Consultations. (i) CPRE Bulletin (ii) Devon County Council (Traffic Regulation & On-Street Parking Places) Amendment Order (circulated to all) – noted, no comments.

93/06/22. Items for information, future agenda items, and dates of future meetings – next meeting 12/07/22.