

KENTISBEARE PARISH COUNCIL

Draft Minutes of a meeting of the Parish Council held on 27th September 2022 in Kentisbeare Village Hall at 7pm.

Present: N Allan (Chair), Mrs Q Broom, N Woofenden, N Sanders, Mrs F Ryan, E Southerden, J Penfold, M Disney, R Shore-Quinain and the Clerk.

119/09/22. Public Question Time: None.

120/09/22. Apologies: Cllr. Mrs E Ellicott & DCC Cllr. J Berry.

121/09/22. Declarations of Interest: Cllr. R Shore-Quinain (DPI as spouse) payment to the Clerk and (DPI as applicant) planning application 22/01449/HOUSE.

122/09/22. The Minutes of the Parish Council meeting held on 09/08/22 were approved and duly signed by the Chairman.

123/09/22. Matters Arising: None.

124/09/22. Planning & Planning Correspondence/Information:

a) Applications considered by the Parish Council:

-22/01449/HOUSE Conversion and extension of garage to additional ancillary accommodation and extension to porch. 12 Manor Close, Kentisbeare. EX15 2BG. *See declarations, Cllr. R Shore-Quinain left the room for this item.* No objections.

-22/01482/MFUL Variation of Condition 2 of Planning Permission 21/00710/MFUL - Extension of existing business park and erection of 2 industrial buildings Class E (2395sqm) - to amend previously approved plans. Land at NGR 305748 107208 Post Cross Business Park, Kentisbeare. Comment – any additional facilities should be kept within the buildings.

-22/01690/CAT Notification of intention to reduce crown of 1 Copper Beech tree by approx 1m and shape within a Conservation Area. Bridge House, Fore Street, Kentisbeare. EX15 2AD. No objections.

b) Results of applications from Mid Devon District Council.

-22/01336/HOUSE Removal of roof for the erection of first floor to bungalow and erection of two storey extension to east elevation. Springfield, Kentisbeare, EX15 2AA. Approved.

-22/01237/HOUSE Erection of home office and garden room. Western Cottage, Blackborough. EX15 2HQ. Approved.

c) Culm Garden Village: The next meeting of the Delivery Board is scheduled for 11/10/22.

d) East Cullompton Masterplan SPD public consultation: Details of the consultation have been publicised.

Following a presentation immediately before the meeting, the Parish Council has a number of comments: As this is a two stage process opposed to a fully coordinated masterplan for the broader Garden Village, it involves detailed approval of the East Cullompton allocation that is part of the existing Local Plan and an outline of thoughts about the longer term possibilities for the wider Garden Village. A consequence of this is that facilities that are only required once a certain number of houses have been built may be located at the furthest extreme of the Garden Village, whereas a larger scale masterplan would be likely to site them centrally. Examples are the proposed secondary school and the sports clubs. Suggest that more detailed planning is undertaken before the East Cullompton Masterplan is signed off.

Public consultation and dialogue between the Parish Council and MDDC to date have consistently opposed any development to the east of Horn Road. References to "relocated sports clubs to the east of Horn Road" and the "potential to co-locate the all-through school with proposed sports clubs to the east of Horn Road should be explored" seem to ignore this (cricket club excepted). It is hoped that MDDC remains true to its stated desire to develop the Garden Village in conjunction with local communities and their wishes.

Reference is made to the area around Horn Road as potentially being "a new neighbourhood framed around new broadleaf planting, avenues and terraces... to create a strong landscape to the eastern edge of the Garden Village." It is hoped that only planting would be to the east of Horn Road with any new neighbourhood to the west to be consistent with the above. Topographically the east of Horn Road is high and visible ground on either side of the A373. There is concern about a number of the impacts of the growth in traffic resulting from East Cullompton and the broader Garden Village. The volume of traffic on the A373 has increased noticeably – the limit of 500 houses to be built in East Cullompton prior to a strategic motorway intervention now looks too high following approval of recent development elsewhere around Cullompton; this figure should now be revised downwards.

Concern regarding the A373 to the east of the Garden Village – the road is extremely narrow at various points and significant blockages are occurring more regularly. It is more difficult getting out on to the road with Post Cross a prime example.

Planning & Planning Correspondence/Information continued:

A significant increase in issues on the A373 could result in more traffic on inappropriate routes through the Parish. The Parish Council urge a more coordinated approach to address the present and future issues on the A373 to Honiton before development starts.

e) MDDC – re: 21 day call in for Planning Applications: Following communication from MDDC, it has been informally agreed that applications be called in within the first 21 days of the application being registered together with the call in reasons in writing. It was noted that this does not mean that applications cannot be called in after this time, but if so contact should be made with the planning department.

f) Any other Planning Matters: (i) Comments have not been submitted regarding application 22/00706/MFUL Tiverton Road, Cullompton due to the deadline. (ii) As a consultee in respect of planning application 21/01768/FULL, Kentisbeare, the Parish Council has requested that MDDC look into the height of the roof of the finished build.

125/09/22. Reports.

a) Access - P3 Footpaths and Parish Paths. (i) Report on Annual Clifford Pike Memorial Walk and Series of Summer Walks – the summer walks were a success with a large turnout on the memorial walk. (ii) Details circulated of the annual Parish Paths Partnership Autumn Workshops 2022; the P3 Co-ordinator hopes to attend.

(iii) Any other matters: None.

b) The Clerk: (i) Parish and district elections will take place in 2023. (ii) Notification of the following meetings – Blackdown Hills Parishes Network AGM on 10/11/22, Connecting the Culm Forum various events, Devon Community Resilience Forum virtual event 14-16 November.

c) The Chairman: None.

d) Reports from DCC & MDDC Councillors: DCC Cllr. Berry had sent in a report which was circulated to all.

e) Any other reports: It is hoped that the History Day will now take place next spring/summer.

126/09/22. Highways – the NHO will be asked for hazard posts to be placed in the gulley past Ponchydown Farm, Blackborough.

127/09/22. Christmas Lights in the Parish.

a) Christmas lights in Kentisbeare – the lights will be tested shortly.

b) Christmas lights in Blackborough - following communication with Blackborough Village Hall committee, as a result of the energy crisis funds will go towards upgrading the existing Christmas lighting to a more efficient system and the running costs. Further details are required before a figure is agreed. Funds for the purchase of additional lights will be considered again in the future.

128/09/22. Finance.

a) The bank balance was reported as at 31/08/22. Direct debits taken were noted as: Nest 10/08 £71.71, EDF 10/07 £7. Utility Warehouse 31/08 £41.05.

b) The following payments were approved totalling £1603.45:

-Chq 1977 Clerk – salary and expenses. *See declarations.*

-Chq 1978 Website and Newsletter.

-Chq 1979 Kentisbeare Handyman. Ref works.

-Chq 1981 Kentisbeare Village Hall. Room Hire.

-Chq 1983 HMRC. Quarterly payment.

-Chq 1984 SMA Services. Payroll provider.

-Chq 1985 Countrywide Grounds Maintenance. Grass maintenance contract.

The following payments were agreed with reference to grants as agreed at the precept meeting:

-Chq 1986 £1000.00 Blackborough Village Hall. Annual village hall grant.

-Chq 1987 £1000.00 Kentisbeare Village Hall. Annual village hall grant.

-Chq 1988 £ 500.00 Sainthill Baptist Church Youth Club. Grant.

-Chq 1989 & 1995 for £150 each - Sainthill Baptist Church. Annual churchyard grant.

-Chq 1990 & 1994 for £150 each - Blackborough PCC. Annual churchyard grant.

-Chq 1991 £1500.00 Kentisbeare PCC. Annual churchyard grant.

-Chq 1992 £ 500.00 Kentisbeare Players. Grant.

-Chq 1993 £ 500.00 Kentisbeare Cricket Club. Grant.

-It was noted that cheque numbers 1980 & 1982 have been cancelled internally.

c) Following correspondence received it was agreed not to donate to the charity “Dream-A-Way”.

Finance Continued:

- d) Option to opt out of the SAAA central external auditor appointment arrangements – the Parish Council will continue as part of the SAAA sector led auditor appointment regime.
- e) Payments raised under the scheme of delegation during the period of national mourning were noted - cheques 1970 to 1976 totalling £1739.91.
- f) Display Boards: It was agreed for the purchase of two large mobile display boards on wheels – approximate cost £320 each.
- g) Any other financial matters: The hire fees for Kentisbeare Village Hall have increased as at 01/09/22.

129/09/22. Kentisbeare Play Area.

- a) Cycle track update: The architect is liaising with MDDC regarding the tender process. The working group will meet shortly.
- b) The Mid Devon (Public Spaces Protection) (Dog Control) Order 2021 (Variation 1): Kentisbeare Play Area is designated as an area where dogs are excluded.
- c) Any other matters: A Smart Meter is to be installed – the supplier was unable to make the last appointment.

130/09/22. MDDC Parish Review – Second Stage Consultation. An opportunity for further comments – no further comments from the Parish Council. It was noted that the requests as submitted by the Parish Council in the first stage will not be taken forward by the district council.

131/09/22. DALC AGM, Conference & Exhibition: Details circulated to all. Due to apologies, a proxy form was completed for return.

132/09/22. Scheme of Delegation: It was agreed that due to having to meet so late in the month of September, that the next meeting will take place in November. The scheme of delegation will be updated and implemented to take effect for the continuity of certain business where required.

133/09/22. Correspondence & Any Other Consultations. (i) A letter has been received on behalf of the Devon Archaeological Society with reference to the purchase of Hembury Fort (Payhembury Parish) – the society is writing to local Parishes as the wider local community might want to get involved in future conservation projects and it is likely that parishioners use the footpaths. (ii) MDDC - Public Encouraged to Share Views on District's Bus Services: following recent changes to bus services in Mid-Devon, the public are encouraged to contact MDDC with any concerns about Stagecoach bus services. (iii) An email received from a member of the public was covered in Part 2 – the matter is not a matter for the Parish Council and the council do not have the powers to act.

134/09/22. Items for information, future agenda items, and dates of future meetings: Next meeting 08/11/22.