

KENTISBEARE PARISH COUNCIL

Website: www.info@kentisbeare.net

Chairman: Nick Allan. **Email:** nick@kentisbeare.net Parish Clerk: **Email:** info@kentisbeare.net

Notice of a meeting of the Parish Council to be held on Wednesday 13th September 2023 at 7pm in Kentisbeare Village Hall. Members of the Public are welcome to attend and may address the Council at the start of the meeting. To ensure that the meeting runs as smoothly as possible, anyone wishing to speak, should endeavour to notify the Clerk by noon on the day of the meeting. This is to ensure that the layout of the room is set up to accommodate all present safely. If you feel unable to attend in person but would like to speak please contact the Clerk. At the discretion of the Chairman, the democratic period is limited to 15 minutes, and individuals may be limited to 3 minutes. No decision can be taken on issues raised within Public Question Time unless the matter is already an item on the agenda.

To Members of the Council: You are hereby summonsed to the join the above meeting for the purpose of transacting the following business.

AGENDA

1. Public Question Time.
2. Apologies: Cllrs. N Allan, E Southerden, Mrs E Ellicott.
3. Declarations of Interest.
4. Approval of Minutes: of the Parish Council meeting held on 18/07/23.
5. Matters Arising.
6. Co-option of Parish Councillors.
7. **Planning & Planning Correspondence/Information:**
 - 7.1 Applications to be considered by the Parish Council: None.
 - 7.2 Results of applications from Mid Devon District Council.
 - [23/00760/MFUL](#) Erection of offices and store room to include formation of new access road and parking. Land at NGR 306681 107934 (Warren Farm Business Park), Kentisbeare. Approved.
 - [23/00803/FULL](#) Erection of roof over silage clamp. Land at NGR 305300 106290 (Aller House Farm), Kentisbeare. Approved.
 - [23/00027/FULL](#), Retention of restored hay barn & [23/00029/LBC](#), Listed Building Consent for restoration works to hay barn - Sanders Farm, Croyle, Kentisbeare. EX15 2AN. Approved.
 - [23/01047/FULL](#) Erection of covered manure store. Land & Buildings at NGR 309368 108714 Ponchychdown Dairy, Blackborough. Approved.
 - 7.2.1 To note details of the following which has been granted Approval of Prior Approval - [23/01061/PNCOU](#) Prior Notification for change of use of agricultural buildings to 4 dwellings under Class Q. Land and Buildings at NGR 306854 108424 (Ford Farm) Fore Street, Kentisbeare.
 - 7.3 Culm Garden Village.
 - 7.4 To note the following applications which were dealt with under the scheme of delegation:
 - [23/01148/FULL](#) Erection of a roof over silage clamp (Phase 2). Land at NGR 305309 106303 (Aller House Farm) Kentisbeare. No objections.
 - [23/01251/MFUL](#) Variation of conditions 3, 16, 22 and 23 and removal of condition 18 of planning permission 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) to allow amendments to internal roads, access to southern parcel, battery stations, layout of solar PV arrays and fence lines, redesign of substation area, removal of proposed gantry and replacement with point of contact mast and addition of 4 (temporary) construction compounds. Land at NGR 303437 103555 East of Langford Mill & Tye Farm Langford Devon. Noted, no further comments.
 - 7.5 **Land at East Culme House, Cullompton - Public consultation**
 - 7.6 Any other Planning Matters.

8. Reports.

- 8.1 The Clerk.
- 8.2 Reports from DCC & MDDC Councillors.
- 8.3 P3 Footpaths and Parish Paths.
- 8.4 The Chairman/Vice-Chairman.
- 8.5 Any other reports.

9. Highways.

10. Finance.

- 10.1 To note the bank balance.
- 10.2 To approve payments:
 - Chq 2086 £ 22.00 Kentisbeare Village Hall. Hall hire.
 - Chq 2087 £ tbc Clerk – salary and expenses.
 - Chq 2088 £ tbc Website and e-newsletter.
 - Chq 2089 £ 280.80 Countrywide Grounds Maintenance Ltd. Grass maintenance contract.
 - Chq 2090 £ 246.90 Devon County Council. Replacement weight restriction sign.
 - Chq 2091 £ 252.00 PKF Littlejohn LLP. External Audit Fee.
 - Chq 2092 £ tbc SMA Services. Payroll provider.
- 10.3 To note payments made under delegation due to the summer recess: cheque numbers 2083 and 2084 totalling £430.80.
- 10.4 External Auditor’s Report and Certificate 2022/23.
- 10.5 Any other financial matters.

11. Kentisbeare Play Area.

- 11.1 Update on cycle track.
- 11.2 Any other matters.

12. Review of Polling Districts and Polling Places.

13. Correspondence & Any Consultations. Clerks and Councils Direct. CPRE Newsletter.

14. Items for information, future agenda items, and dates of future meetings.