

KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on 13th September 2023 at 7pm in Kentisbeare Village Hall

Present: Mrs Q Broom (Vice-Chairman and acting Chairman), N Woofenden, Mrs F Ryan, DCC Cllr. J Berry, MDDC Cllr. Cathy Connor, MDDC Cllr. J Poynton the Clerk and two members of the public. *Due to apologies received from the Chairman Cllr. N Allan, Cllr. Mrs Broom took the meeting.*

Before the start of meeting Cllr. Mrs Broom paid tribute to Jeremy Penfold who had recently passed away. Jeremy had been a Parish Councillor for almost two years and had been a great asset to the Parish Council and the Parish having been a very active member of the community. He will be greatly missed and the Parish Council offer condolences to his family at this sad time.

104/09/23. Public Question Time: Two members of the public were present to be considered for co-option at a future meeting. The co-option policy had previously been explained and they confirmed their interest and that they would remain for the meeting as the stated in the co-option policy.

105/09/23. Apologies: Cllrs. N Allan, E Southerden, Mrs E Ellicott.

106/09/23. Declarations of Interest: None.

107/09/23. The Minutes of the Parish Council meeting held on 18/07/23 were approved and duly signed by the Chairman.

108/09/23. Matters Arising: None.

109/09/23. Co-option of Parish Councillors: Co-option will be carried forward to the next agenda in respect of the two vacancies. A Notice of Vacancy regarding the vacancy that has arisen in respect of Jeremy Penfold's position will be publicised on 09/10/23 for 14 working days as required and arranged with the district council.

110/09/23. Planning & Planning Correspondence/Information:

a) Applications considered by the Parish Council: None.

b) 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 Ponchydown Dairy, Blackborough. Approved.

c) 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.

d) Culm Garden Village: A planning application for development around Newlands Farm is expected shortly.

e) 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. Approved by MDDC.

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.

f) Land at East Culme House, Cullompton - Public consultation. The Chairman and Vice-Chairman joined an online presentation recently and a planning application is expected to be submitted shortly. The consultation has been publicised and is due to end shortly.

g) Any other Planning Matters: Invitation to a Landscape Character Workshop 12/10/23 at MDDC – Countryside and Fiona Fyfe Associates are undertaking a review of the Landscape Character Assessment of Mid Devon.

111/09/23. Reports.

- a) The Clerk: Notification of the Devon Association of Local Councils AGM. Details of MDDC Let's Talk Mid Devon Community Engagement Hub - circulated to all. Notification of the Blackdown Hills Parishes Network (BHPN) AGM to be held in Culmstock on 09/11/23 (Clerk hopes to attend); recent newsletter circulated to all together with details of a Flir C5 Thermal Imaging Camera as purchased by the BHPN following a grant from the AONB. The camera is available to all Parish Councils within the AONB to borrow.
- b) Reports from DCC & MDDC Councillors: (i) DCC Cllr. Berry – DCC has been fighting to try and keep the ticket offices open following the GWR consultation on changes to ticket offices. Trading standards has been looking into the sale of illegal tobacco and vapes. Everyone needs to be aware of rogue traders and callers. The railway station at Marsh Barton opened in July. Ash dieback is on the increase. (ii) MDDC Cllr. Cathy Connor – it is possible that MDDC will be entitled to a large VAT refund which will be used to benefit leisure centres. (iii) Cllr. Poynton – side waste collections will cease from October. There is a campaign to save the last pub in Uffculme.
- c) P3 Footpaths and Parish Paths: The series of summer walks were well attended.
- d) The Chairman/Vice-Chairman: None.
- e) Any other reports: The Chairman and Cllr. Southerden will report on an online meeting with the Airband Community Liaison Officer at a future meeting.

112/09/23. Highways: The Clerk has reported a blocked culvert in Fore Street to the NHO. An introductory email from the Stakeholder Liaison Team has been circulated to all.

113/09/23. Finance.

- a) The bank balance was noted as at 31/08/23. Direct Debits taken - Nest £75.70 on 18/07 & 31/08, EDF £8 on 10/07 & 10/08, Utility Warehouse £41.05 on 31/07 & 31/08.
- b) Payments were approved totalling £1947.35:
- Chq 2086 Kentisbeare Village Hall. Hall hire.
 - Chq 2087 Clerk – salary and expenses.
 - Chq 2088 Website and e-newsletter.
 - Chq 2089 Countrywide Grounds Maintenance Ltd. Grass maintenance contract.
 - Chq 2090 Devon County Council. Replacement weight restriction sign.
 - Chq 2091 PKF Littlejohn LLP. External Audit Fee.
 - Chq 2092 SMA Services. Payroll provider.
- c) To note payments made under delegation due to the summer recess: cheque numbers 2083 and 2084 totalling £430.80.
- d) External Auditor's Report and Certificate 2022/23: External Auditor's Report and Notification of Conclusion of Audit received; no matters of concern. The relevant information will be publicised as required.
- e) Any other financial matters: None.

114/09/23. Kentisbeare Play Area.

- a) Update on cycle track: There is no further news on the application for funding.
- b) Any other matters: The annual inspection is due shortly.

115/09/23. Review of Polling Districts and Polling Places: Notification from MDDC in advance of the public consultation due to start on 02/10/23 - there is a suggestion that Blackborough residents vote with the rest of the Parish in Kentisbeare Village Hall. The Clerk will inform MDDC that ideally Blackborough residents should voice their opinion, it was however considered that if possible current arrangements should stay in place. A change may discourage people from voting for various reasons and the Parish Council would not like to see anyone discouraged from voting.

116/09/23. Correspondence & Any Consultations. Clerks and Councils Direct. CPRE Newsletter.

117/09/23. Items for information, future agenda items, and dates of future meetings. Next meeting – 10/10/23.