

## KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on 5<sup>th</sup> December 2023 at 7pm in Kentisbeare Village Hall

**Present:** N Allan (Chairman), Mrs Q Broom, N Woofenden, Mrs F Ryan, Mrs L Downing, E Southerden, O Forster, M Disney, MDDC Cllr. Cathy Connor, MDDC Cllr. J Poynton, the Clerk and one member of the public.

**146/12/23.** Public Question Time: None. *One member of the public was present with a view to being co-opted at a future meeting.*

**147/12/23.** Apologies: Cllrs. Mrs E Ellicott & DCC Cllr. J Berry.

**148/12/23.** Declarations of Interest: None.

**149/12/23.** The Minutes of the Parish Council meeting held on 14/11/23 were approved and duly signed by the Chairman.

**150/12/23.** Matters Arising: None.

**151/12/23.** Co-option of Parish Councillors: None.

### **152/12/23. Planning & Planning Correspondence/Information:**

a) Applications considered by the Parish Council:

-23/01440/MOUT Outline application with details of access for demolition of existing structures and development of residential dwellings (up to 1,100 dwellings) and elderly accommodation (up to 118 units), village centre uses, primary school, public open space, play areas, wildlife areas, associated infrastructure and landscaping. Land at NGR 304098 107284 Newlands Farm, Cullompton. A response was agreed following a public meeting where Danescroft had given details of the proposal. Concerns include – master planning of the garden village as a whole; the net effect of this is to conflict with each of the adopted Development Plan, the National Planning Policy Framework and Planning Policy Guidance. Compliance with the East Cullompton Masterplan and the statutory requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Specifically the proposal to provide over 60% of the dwellings in Policy CU7 on under 30% of the allocated land is disproportionate. It involves under provision of green infrastructure and community facilities – meaning suboptimal decisions are likely to be made on their positioning. Transport - the wording of the application suggests that it could start without infrastructure improvement (notably the Cullompton Town Centre Relief Road). Delivery of the relief road should be achieved before any development takes place in East Cullompton and the M5 junction needs strategic improvement before more than 500 houses are built to the east of the motorway. There is significant worsening of traffic in the last few years as development has gathered pace in North West Cullompton. Studies incorrectly suggest that there will be no increase in traffic east along the A373. Without prior delivery or infrastructure there will be an even greater increase in the volume of traffic in the narrow lanes around the Parish, as drivers seek alternative routes to avoid congestion around the motorway junction. In the area of the proposed development, the A373 is unsafe for pedestrians and cyclists – there should be provision of proper footways/cycle paths and/or widening of the road prior to the commencement of development and a commitment to the provision of adequate bus services as houses start to be delivered rather than in due course. Flooding and water management - the Environment Statement details some of the effects of climate change whilst appearing to ignore the extraordinarily heavy and concentrated seasonal rainfall of late. Flood-risk mitigation has to keep in step with the nature of the change in these serious events. It is important to ensure there are very tight conditions around "run-off" during the development period as waste getting into the aquifer would be a serious issue. Whilst it has been acknowledged that some development will be in Flood Zone 2 (and maybe a small amount in Flood Zone 3), appropriate conditions must be imposed in these development areas to both overcome the increasing amounts of surface water run-off such developments will bring and for Natural Flood Management measures to be appropriately implemented by third party specialists rather than the developer.

Whatever the extent of the proposed Sustainable Drainage Schemes (SuDS), it is vital that the placement and sizing thereof takes full account of climate change predictions over the whole life of these schemes. If the proposal is permitted, the Parish Council questions how SuDS will be designed and installed and how they will be maintained over their operational life. There is serious possibility of under-estimating what the small number of streams across the development areas will contribute to flood events. Detailed measures must be approved as to how water will be "held" at the top of the catchment during intense events to try and stop flooding further down the catchment.

The Parish Council concludes that without significant further work on the masterplan, remodelling of the proposed development and concrete assurances about infrastructure and flood measures the current outline application is well short of being at a stage where it can be approved.

The Parish Council will request that should the proposal be granted, Kentisbeare be the recipient of part of the S106 contributions with relation to public open space.

### **Planning continued**

*A reminder of the deadline for response will be publicised via posters and electronic means.*

-23/01749/CLU Certificate of Lawfulness for dwelling with unrestricted occupancy (free from the encumbrance of the planning conditions attached to planning permission 4/32/90/01482 and detailed plans approval 4/32/90/2267).

Wressing Barton, Kentisbeare. EX15 2AR. No objections.

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

23/00636/FULL - Change of use of barn to wedding/events venue and retention of access track. Location: Land and Buildings at NGR 307827 108901 Pirzwell Ponds, Kentisbeare. Cllr. Southerden reported briefly on a meeting of the MDDC Planning Committee. The application has been permitted with conditions to discharge.

21/02011/MFUL Erection of a free range poultry building and associated works (1245 sq.m). Land at NGR 305368 107474 Dead Lane, Kentisbeare. Permitted with conditions to discharge.

23/01319/CLP Certificate of lawfulness for the proposed siting of a mobile home for use in direct association with the existing dwelling. Four Oaks, Kentisbeare. EX15 2HA.

**c)** Culm Garden Village: A meeting of the Delivery Board is due shortly.

**d)** Any other Planning Matters: None.

### **153/12/23. Reports.**

**a)** The Clerk: A report was given on the use of the website, electronic newsletter and social media. MDDC has concluded the polling districts review; whilst there are a number of changes to polling stations and places there is to be no change in the Parish of Kentisbeare and Blackborough.

**b)** Reports from DCC & MDDC Councillors. (i) The Clerk reported on behalf of DCC Cllr. Berry - news is expected shortly regarding delivery of a new motorway junction in correlation with Cullompton Relief Road. The train station in Cullompton is due to open in 2025. (ii) A monthly report as submitted by MDDC Cllr. Poynton was circulated to all. MDDC Cllr. Cathy Connor reported on a briefing from Devon & Cornwall Police; there are concerns over county lines.

**c)** P3 Footpaths and Parish Paths: None.

**d)** The Chairman/Vice-Chairman: None.

**e)** Any other reports: The Chairman gave details of an online meeting held with Airband a few months ago – the Clerk will arrange for details to be publicised in a future newsletter.

### **154/12/23. Highways.**

**a)** Road closures: Upcoming road closures will be publicised in the newsletter and via the website.

**b)** Any other matters including items to report. (i) Flat arch bridge in Fore Street – concern has been raised regarding the build-up of silt and sand and there is now a tree stump lodged underneath the bridge; the Clerk will report the issue DCC Cllr. Berry. (ii) Flooding is a concern following recent events and a date is awaited for a meeting with the Neighbourhood Highways Officer and the Culm Catchment Officer to discuss this and various issues. (iii) The Clerk has reported the damaged grit bin and gully drop at Blackborough to the Neighbourhood Highways Officer. The Chairman reported on problems with a ditch at Rectory Road.

**155/12/23. State of the District Debate 2023/24:** Deferred to the January meeting.

### **156/12/23. Finance.**

**a)** A report was given and the bank balance was noted as at 30/11; direct debits taken were noted as Nest £75.70 on 02/11, EDF £7 on 10/11, Utility Warehouse £41.05 on 30/11. One credit of £60 was received on 02/11/ from Kentisbeare Village Hall – annual fee for the use of Office equipment by the Parish Clerk as the hall booking secretary.

**b)** Payments were approved totalling £3097.43:

-Chq 2115 Kentisbeare Village Hall. Hall & storage hire & grant for hire for coffee morning.

-Chq 2116 Clerk – salary and expenses.

-Chq 2117 Website and e-newsletter.

-Chq 2118 SMA Services. Payroll provider.

-Chq 2119 Mr E Southerden. Travel Expenses.

-Chq 2120 Society of Local Council Clerks. Membership for the Clerk.

-Chq 2121 Countrywide Grounds Maintenance Ltd. Grass maintenance contract.

**c)** To confirm the grant for Kentisbeare Football Club – as agreed at the Precept meeting 2023/24; cheque number 2122 was raised for £1000 to help with improvements required.

**d)** Annual quotation for website, e-newsletter and social media works – agreed for 24/25 with a small increase.

**e)** Quotation for the treatment of moles at the Parish Playing Field: Deferred, quotation awaited.

***Finance continued***

**f)** To confirm costs (i) It was agreed for no increase in costs for advertising on the Parish website. (ii) Allotment rental, confirmed as £10 per plot. (iii) Use of office equipment by the Clerk as Booking Secretary for the Village Hall confirmed as £60.

**g)** Notification of date of deadline for submission of Parish Precept to MDDC was reported as 24/01/24. The Chairman and Vice-Chairman will meet informally with the Clerk early in January, to look at suggested figures which will be circulated to all in advance of the next meeting.

**h)** Any other financial matters: None.

**157/12/23. Kentisbeare Play Area.**

**a)** Update on cycle track: The Clerk reported on the S106 reserve. Cllr. Southerden reported that the application to the Lottery Fund was unsuccessful; a fresh application will be considered in the New Year and alternative options will be considered including Sport England.

**b)** Annual Inspection: As per last month - the annual inspection has been completed; a few minor issues for attention which the Clerk will arrange via the play area contractor. Devon Air Ambulance – the software reference the night time landing site has been upgraded.

**c)** Any other matters: None.

**158/12/23. Appointment of representatives to advisory groups:** Cllr. O Forster – Planning and Connecting the Culm. Cllr. Mrs L Downing – Planning, History Project and Stakeholder Forum.

**159/12/23. Correspondence & Any Consultations:** None.

**160/12/23. Items for information, future agenda items, and dates of future meetings:** Next meeting 09/01/24 – payments to be raised for power for Christmas lights & agreement of a figure for the Parish precept.