

## KENTISBEARE PARISH COUNCIL

Minutes of a Meeting of the Parish Council held on Tuesday 10<sup>th</sup> February 2026  
at 7pm in Kentisbeare Village Hall.

**Present:** Cllrs: Nick Allan (Chairman), Mrs Felicity Ryan, Oliver Forster, Edd Southerden, Mrs Elise Ellicott, Neil Woofenden, Martin Disney, the Clerk, DCC Cllr. James Buczkowski and MDDC Cllr. Cathy Connor.

Eight members of the public were present for public question time.

**Public Question Time:** *Cllr. Woofenden left the room for public question time (see declarations).*

Four members of the public raised concerns in respect of planning application 26/00099/PiP, these concerns include: Development outside of the settlement limit, the visual impact of a development on the skyline - being close to the Conservation Area and The Blackdown Hills National Landscape. Drainage issues and water run-off particularly due to the natural springs on the land which will increase the flooding risk in Fore Street. Highways and access. The capacity of the sewerage system.

Further concerns include loss of agricultural land, Biodiversity Net Gain, overlooking and privacy and the possibility of further development if approved and the type of housing that may be constructed – the Parish Council assisted by explaining that a PiP application (Permission in Principle) establishes the principle of development and that technical details follow if approval is granted, following which there should be a further consultation.

The Chairman encouraged people to submit their comments to the district council as the decision maker.

**14/02/26.** Apologies: None.

**15/02/26.** Declarations of Interest: Cllr. Woofenden (DPI as potential contractor and as known personally by the applicants) planning application 26/00099/PiP.

**16/02/26.** The Minutes of the parish council meeting held on 13/01/2026 were approved and duly signed by the Chairman.

**17/02/26.** Matters Arising: None.

### **18/02/26. Planning & Planning Correspondence/Information:**

**a)** Applications considered by the Parish Council:

-26/00099/PiP Permission in Principle for the erection of up to 9 dwellings. Land at NGR 307000 108214 (North Of The Glade, High Street) Kentisbeare. *See declarations – Cllr. Woofenden left the meeting for this item and took no part in the discussion.*

It was unanimously agreed to object to the proposal – concerns were raised regarding development outside of the settlement limit which could set a precedent for future development in the same area, development on the skyline and the visual impact to the area, proximity to the National Landscape, light pollution, housing need and the type of housing on the site, surface water run-off and issues regarding Highways and access.

*Note – shortly after the meeting MDDC sent out a revised plan. The revision was a change in the location of the proposed dwellings which resulted in a new consultation, site notice and a fresh 21 day consultation period.*

*Consequently the application was taken forward to the next Parish Council meeting for consideration.*

-25/01710/FULL Erection of roof over existing yard. Land & Buildings at NGR 308045 107366 (Orway Crescent Farm) Kentisbeare. No objections.

-26/00065/HOUSE Formation of new vehicular access and associated hardstanding. Galliards, Blackborough, EX15 2HH. No objections.

-26/00073/FULL Erection of general purpose livestock building to cover existing yard. Land & Buildings at NGR 309253 108812 (Ponchydown Dairy) Blackborough. No objections.

As a neighbouring Parish:

-26/00139/MFUL - Variation of conditions 2 and 4 of Planning Permission 20/00876/MFUL (Construction of Cullompton Town Centre Relief Road comprising new 1350 metre road connecting Station Road to Duke Street and associated works) to allow substitution of approved plans to modify the design of the northern section of the relief road and noise mitigation. Land at NGR 302456 107324 Cullompton. No objections.

**b)** For Information – the following applications have been withdrawn:

25/01676/HOUSE & 25/01679/LBC Permission and Listed Building Consent for Erection of gable roof and window to rear elevation. The Granary, Kentisbeare, EX15 2BU. The Granary, Kentisbeare, EX15 2BU.

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*Planning & Planning Correspondence/Information continued:*

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

-25/01658/CLU Certificate of lawfulness to establish the lawful commencement of development approved under planning permission 22/02030/FULL - Erection of 2 dwellings and alteration to existing access following demolition of existing agricultural building. Building at NGR 307120 109450 Highwoods Cross, Kentisbeare. Permission granted.

-25/01301/FULL Erection of 4 dwellings following demolition of 2 barns utilising the Class Q fallback position (24/01248/PNCOU). Land & Building at NGR 307803 108310 Lower Moneysland, Kentisbeare. Permitted with conditions to discharge.

-25/01589/HOUSE Erection of single storey rear extension. Prospect House, Kentisbeare, EX15 2DS. Permission granted.

**d) Culm Garden Village:** The Chairman reported that there had not been any further meetings since the last Parish Council meeting so there was nothing to report.

**e) Any other Planning Matters.** (i) A reminder of an invitation to planning training online or in person at MDDC on 26/03/26; Cllr. Woofenden will endeavour to join. The Clerk will enquire with MDDC as to the possibility of slides following the event. (ii) For future reference, the Clerk reported on a separate offer of training offered via a Planning Consultant. (iii) The Clerk will make enquiries regarding a presentation for the Parish Council on Neighbourhood Planning.

**19/01/26. Highways**

**a) Items to report and any other matters.** The Highways Department has received a vast amount of reports of potholes as a result of ongoing wet weather since the start of the New Year. Locally there is concern regarding the road between Blackborough and Stoford Water due to the amount of rainfall which has caused a number of potholes – this can be reported online or via the NHO if possible.

**b) Road and Snow Warden Schemes – update on registering for the scheme and training.** The Clerk is hoping to arrange a meeting in March/April with the newly appointed DCC Neighbourhood Highways Officer to discuss the Road Warden Scheme and Chapter 8 training will be arranged (SWQR – Signing, Lighting & Guarding) - enquiries have been made with a couple of providers. The agreement will be returned to DCC.

**20/02/26. Reports.**

**a) The Clerk.** Due to technical issues the Clerk could not join the recent online session offered by MDDC “Training for Clerks” - slides have been circulated to Clerks following the session.

**b) The Chairman/Vice-Chairman:** The Chairman will ask MP Richard Foord to contact with the post office regarding the recent requests sent in respect of the possibility of re-opening the post office in Kentisbeare Village Stores.

**c) Any Reports from MDDC and DCC Councillors:** DCC Cllr. James Buczkowski reported that the significant amount of rainfall has caused problems with potholes with 1600 being reported in one week recently. More resources are being allocated for repairs and people are encouraged to continue to report issues via the website.

MDDC Cllr. Cathy Connor gave a brief report before leaving the meeting; a report had previously been circulated details include: National Planning Policy Framework (NPPF) - The draft NPPF 2026 proposes significant changes aimed at enhancing sustainable growth and streamlining planning processes in England. The NPPF was released in December 2025 and is currently open for consultation until March 2026. The draft aims to strengthen national policy’s role in driving sustainable growth and ensuring consistent decision making across England. The MDDC session on 26/03 will cover this and other issues. Businesses: Information is available via the website “Important changes to Business Rates 2026”. The site has been updated to reflect the government issued guidance giving extra relief to pubs and music venues. Those that qualify will get 15% off their net 2026/27 business rates bill.

MDDC is encouraging businesses to sign up to its business e-newsletter which gives information regarding initiatives including grant schemes, training, and events, as well as a roundup of information and useful resources to support them. Budget: News of a 3 year Funding Settlement (FS) from the government significantly eased the council’s budget position for 2026/27 and it is now looking likely that MDDC will be able to set a balanced budget, without the use of reserves, keep council tax increases within the referendum limit and continue to maintain existing level and quality of service provision. The advantage of a 3 year FS is that it gives more medium term financial certainty moving into the future – which enables more proactive strategic planning than rolling a one year settlement.

Leisure Pricing Strategy: A decision was made to freeze membership prices for the forthcoming year to support affordability and encourage sustained participation, whilst increasing pay as you go tariffs in line with inflation and market rates.

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*Reports continued:*

Decision to cease using 'X' (formerly 'Twitter') as a social media platform - Whilst the use of communication and social media channels should not be solely down to any alignment on 'brand values', the platform now permits the creation and distribution of content widely perceived as abusive. Online abuse creates real-life victims and real-life vulnerabilities, and as such the council does not feel it should continue to utilise such a platform.

Green Enterprise Grants – running for two years until March 2028 with a budget of £20k pa. Grant purpose - to help Small and Medium Sized Enterprises (SMEs) based in Mid Devon to invest in improved efficiency, for resource and energy savings and cost savings, to achieve reduced environmental impact and particularly climate impacts (carbon footprint).

Waste and Recycling – reminders of how to access calendars and details of disposal of household batteries – *all details have been publicised.*

What's On – details available online such as The Source Trade Show at Westpoint, and Westex junior park run.

**d)** P3 Footpaths, Parish Paths & Silver Wood: The annual finance and survey forms have been received; P3 Co-ordinator and Clerk to complete. Cllrs. Allan and Southerden will assist with the survey forms.

**e)** Any other reports: Free Landmark Tree. Cllr. Forster will look at the best option for planting the Free Landmark Tree - a Hornbeam – as received from Devon Wildlife Trust.

**21/02/26.** Audit 2025-26: The Clerk will appoint S Aldworth as having been previously instructed by the Parish Council to carry out an internal examination prior to the external audit. The Clerk will attend a session regarding Assertion 10 of the annual return form - the session will provide the requirements in respect of digital and data compliance ahead of the audit; the Clerk will report back at the next meeting.

**22/02/26. Finance.**

**a)** A report was given the balances were noted and the finance schedule was signed.

Direct Debits taken: 12/01 EDF £50.88, 19/01 Lloyds Bank Service Charge £4.75, 30/01 Utility Warehouse £47.65.

**b)** Payments were approved:

Payment 1	£ 12.07	SMA Services. Payroll Provider.
Payment 2	£ 300.00	Helen Rose. Website & digital communications.
Payment 3	£ 1048.96	Clerk – salary and expenses.
Payment 4	£ 330.00	R&R Services Ltd. Grass maintenance contract.
<i>Note: The Clerk reported a typing error on the agenda which read £373.20 to R&amp;R Services; corrected as above.</i>		
Payment 5	£ 450.00	Kentisbeare Village Hall. Hall hire and grant for coffee morning 25/26.
Payment 6	£ 312.00	Kentisbeare Parish Church Magazine
Payment 7	£ 35.00	D Richmond Computer Services. IT support.
Payment 8	£ 75.00	Blackdown Hills Parishes Network. Subscription renewal.
Payment 9	£ 1550.00	Kentisbeare PCC. Churchyard grant (£1500) and £50 for electricity for the Christmas crosses.

**c)** Any other financial matters: Invoices for advertising on the Parish website for the year have been issued.

**23/02/26. Kentisbeare Play Area.**

**a)** Pump Track: The Clerk reported that she is happy to undertake inspections until April time when the cutting season starts at which point R&R Services Ltd., will be instructed to proceed. Cllr. Forster and the Clerk will discuss ideas for a fundraiser for the second phase.

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

**24/02/26. Correspondence & Any Consultations.** Generic emails as circulated and/or reported.

Consultations

-Local Government Review - carried forward to the next meeting, suggestions will be discussed at the next meeting, with a view to submitting a response by the deadline of 26/03/26.

-Devon & Somerset Fire and Rescue Service Community Risk Management Plan engagement survey - noted.

-Mid Devon District Council Caravan site and mobile homes policy consultation – noted.

**25/02/26. Items for information, future agenda items, and dates of future meetings.**

Next meeting – 10/03/26. LGR consultation response.