

KENTISBEARE PARISH COUNCIL

Minutes of a Meeting of the Parish Council held on Tuesday 9th December 2025
at 7pm in Kentisbeare Village Hall.

Present: Cllrs: Nick Allan (Chairman), Neil Woofenden, Martin Disney, Mrs Elise Ellicott, Mrs Lorna Downing, the Clerk, MDDC Cllr. John Poynton, DCC Cllr. James Buczkowski and MDDC Cllr. Cathy Connor (part of meeting).

138/12/25. Public Question Time: None.

139/12/25. Apologies: Cllrs. Mrs Felicity Ryan, Edd Southerden and Oliver Forster.

140/12/25. Declarations of Interest: None.

141/12/25. The Minutes of the parish council meeting held on 11/11/2025 were approved and duly signed by the Chairman.

142/12/25. Matters Arising: None

143/12/25. Planning & Planning Correspondence/Information:

a) Applications considered by the Parish Council - No objections to the following applications.

-25/01642/MARM Variation of Condition 2 of planning permission 23/00101/MARM - Reserved Matters for a new cricket facility consisting of 2 storey pavilion, scorers hut, ground equipment store, outdoor cricket nets, landscaping and parking following Outline approval 20/01452/MOUT - to allow revised plans following a minor redesign of pavilion. Land at NGR 305210 108255 Horn Road, Kentisbeare.

-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.

-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.

-25/01578/FULL Reposition existing field gateway to highway. Land at NGR 309420 108849 (Western Cottage) Blackborough.

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

-25/01647/TPO Application to crown raise branches over pavement to a height of 3m of 1 Oak Tree, protected by Tree Preservation Order 92/0008/TPO. 25 Parsons Close Kentisbeare, EX15 2BN.

As a Neighbouring Parish:

-25/01538/FULL Extension of existing yard for storage space use. Land at NGR 305080 1059874 Andrews Farm, Kentisbeare.

25/01706/FULL Erection of an agricultural livestock building (950 sqm) with associated access, landscaping and infrastructure. Land at NGR 303246 105605 Wheatcroft Farm, Cullompton.

b) Results of applications from Mid Devon District Council.

-25/01393/HOUSE Erection of first floor extension. Aller House Farm, Kentisbeare, EX15 2BX. Approved.

c) Culm Garden Village (CGC): The Chairman reported on a meeting of the CGV Sports Hub Working Group and the introductory meeting of the CGV Stewardship Working Group which is in its early days of the governance stage. Various groups attended the sports hub meeting and discussion took place on how groups could work together. Reference was made to the buffer zone which groups are aware of. The Chairman will attend the upcoming Delivery Board meeting.

d) East Devon Local Plan - Second Regulation 19 Local Plan Consultation (Nov 2025 to Jan 2026) - East Devon. Consultation noted which had been received as a neighbouring Parish. The Chairman will make contact with Broadhembury Parish Council and report at a future meeting.

e) Any other Planning Matters: None.

144/12/25. Highways

a) Items to report and any other matters: To report - erosion on part of the road near Bishops Farm, on the road to Goodiford Cross. There is a gully blocked above Kentisbeare Village Stores.

b) Road and Snow Warden Schemes - agreement with DCC: DCC had forwarded an agreement following an enquiry via Cllr. Woofenden. It was considered that the scheme was beneficial and the Clerk will look into the costs of training for three volunteers and report at a future meeting.

145/12/25. Reports.

- a) The Clerk: Details received of the Hembury Hillfort Winter Solstice Walk from the Devon Archaeological Society.
- b) The Chairman/Vice-Chairman: The tenant of Kentisbeare Village Stores is making enquiries regarding the re-opening of the post office; the Chairman will write in support and DCC Cllr. Buczkowski indicated that he would be happy to as well. If it progresses, the same will be asked of MP Richard Foord. The Chairman has spoken with MDDC regarding listing the building as an Asset of Community Value – it was understood that only the shop could be listed, which would serve no purpose if the owners wished to sell. It was agreed that the Chairman would speak to the owners to ask them to keep the Parish Council in touch if they planned to sell. It was felt that it would be interesting if the tenant would be available for an article and/or an interview for KNet.
- c) Any Reports from MDDC and DCC Councillors: DCC - Cllr. Buczkowski reported on Local Government Reorganisation (LGR) consultation; both DCC and MDDC have submitted a response all details are available online. DCC has submitted a response which is known as the 9-1-1 proposal. A decision is expected to go out to consultation in the spring. DCC – the budget setting process is being looked at and towns and parish councils can attend an online event in the New Year. A decision is still awaited regarding improvements to J28 of the M5 and Cullompton Railway.
MDDC - Cllr. Cathy Connor had submitted a report, details include the MDDC response to LGR which is known as the 4-5-1 proposal. The Residents Survey closed on 08/12/25. Information available on various grant funding – the Warm Home Grants, the Business Refresh Grant Scheme and the Household Support Fund.
- d) P3 Footpaths Parish Paths & Silver Wood: (i) Paths - A report was given following a recent meeting with the contractor, the DCC Public Rights of Way Officer and Warden, where an overview of each role was given together with details of the P3 scheme. The contractor will continue with works in the Parish for a year or so, following which alternative arrangements will have to be made. (ii) Silver Wood – A report was given following a meeting with Tilhill Forestry as the contractor for The Woodland Trust and the Culm Catchment Officer. Solutions to flooding and river erosion were discussed and the Culm Catchment Officer will forward a plan.
- e) Any other reports: MDDC Cathy Connor reported that plans are afoot for the Christmas Eve celebrations as hosted by The Wyndham Arms.

146/12/25. Finance.

- a) A report was given the balances were noted and the finance schedule was signed.
Direct Debits taken: 06/11 95.13, 10/11 EDF £50.88, 18/11 Lloyds Bank Service Charge £6.25, 28/11 Utility Warehouse £47.65, 24/11 DCT Membership £50.
- b) Payments were approved:

Payment 1	£ 12.07	SMA Services. Payroll Provider.
Payment 2	£ 300.00	Helen Rose. Website & digital communications.
Payment 3	£ 1010.26	Clerk – salary and expenses.
Payment 4	£ 806.40	R&R Services Ltd. Grass maintenance contract & hedge cutting.
Payment 5	£ 689.52	MDDC. Bin emptying May to October.

Payment 6 to The Society of Local Council Clerks was deferred as an invoice is awaited.
- c) Online Communications Service - ongoing management of monthly electronic newsletter (KNET), Facebook page & website updates: It was agreed to accept a quotation from H Rose for £300 per month following works over the last two months. The Clerk had requested details from one other supplier but there had been no response.
- d) Any other financial matters: None.

147/12/25. Kentisbeare Play Area.

- a) Pump Track: The grass maintenance contractor reported that operatives would monitor a Horse Chestnut tree showing signs of some fungal disease.
- b) Inspections: A quotation to undertake a walk through inspection of the track at £15 (whilst on site) and £17.50 (special trip) was agreed. The price includes keeping basic records and litter picking. The Clerk will discuss the frequency of inspections with the insurance company before proceeding. In the meantime the Parish Council will continue to monitor the track.
- c) Phase 2: Temporary improvement of access track – the grass maintenance contractor has lightly graded off the larger stones as agreed without charge. The advisory group will meet in the New Year to discuss phase 2.
- d) Annual site inspection by ROSPA and recent MDDC monthly inspection report: The annual inspection report has been received as carried out on 22/10/25. Following recent inspections the Clerk will arrange for any issues to be dealt with via T K Play Ltd., ASAP - these include a small area of the surfacing underneath the mini roundabout and regular maintenance to the cable runway.
- e) Any other matters: None.

148/12/25. Annual Parish Meeting – the format of the annual parish meeting was considered. An amount will be included within the precept towards a possible reception and the matter will be discussed at a future meeting shortly.

149/12/25. Correspondence & Any Consultations.

Generic emails. Invitation to Cullompton Community Wellbeing Alliance Meeting in January.
Thanks via email from Mid Devon Mobility and Hospiscare for recent donations.

150/12/25. Items for information, future agenda items, and dates of future meetings.

(i) Devon Wildlife Trust - Free Landmark Tree for your Parish Council or Town from Saving Devon's Treescapes; a tree will be requested and it was considered planting it in memory of the late Mark Kent as a previous serving Parish Councillor; a decision on the location will be discussed at a future meeting.

(ii) Cllr. Mrs Lorna Downing informed the meeting that she was stepping down with immediate effect. The Clerk will liaise with MDDC regarding a Notice of Vacancy for publicising.

Next meeting 13/01/26 - to agree on the precept figure.