

KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on 9th April 2024 at 7pm in Kentisbeare Village Hall

Present: Cllrs. Mr Nick Allan (Chairman), Mrs Queenie Broom, Neil Woofenden, Mrs Felicity Ryan, Edd Southerden, Mrs Lorna Downing, Olly Forster, Martin Disney, Mrs Elise Ellicott, MDDC Cllr. Cathy Connor (present for the first part of the meeting) and the Clerk. MP Richard Foord was present for the first part of public question time. Three members of the public were present for public question time and a fourth person arrived part way through.

44/04/24. Public Question Time.

a) MP Richard Foord had been invited to join the council for Public Question Time and informed the council that due to previous conversations and correspondence, he was aware that the plans and development of Culm Garden Village were of a concern for many in Kentisbeare Parish; surgeries can be arranged and one to one conversations for those concerned. The Chairman explained how important it is for Kentisbeare to remain as a separate community and retain its identity and not to be integrated with Cullompton and the garden village. Richard Foord is aware of the responses to consultations where a buffer zone has been requested with no development beyond Horn Road. The mooted sports hub and school will be disruptive. The Chairman explained that the lack of proper overall masterplanning is a concern as it seems to be pushing various facilities for the community to the fringes of the garden village, which would seem to be better placed at its centre. The Parish Council and public do not appear to have been listened to meaningfully. Other concerns are infrastructure; flooding, the A373 and the strain on surgeries, pharmacies and dentists all of which are oversubscribed.

Other issues concerning the local towns: (a) is it possible to have a banking hub in Cullompton (b) many shops are closing, can business rate relief be looked at. *MP Richard Foord left the meeting.*

b) The landlords and the tenant of Kentisbeare Village Stores and Post Office were present to give details of the current situation regarding the village store and post office. The landlords explained their decision to hand in their notice in respect of the post office following notice given to them by the current tenant. The Chairman queried whether an extension was possible on either side. All parties hope that that a solution can be found so that the village store can continue.

45/04/24. Apologies: Cllrs: Mark Kent, MDDC Cllr. John Poynton and DCC Cllr. John Berry

46/04/24. Declarations of Interest: Cllr. Mrs Downing (DPI as personal payment) cheque number 2161. Cllr. Woofenden (personal as known to the applicants) planning application 24/00223/FULL.

47/04/24. The Minutes of the Parish Council meeting held on 12/03/24 were approved and duly signed by the Chairman.

48/04/24. Matters Arising: None.

49/04/24. Planning & Planning Correspondence/Information:

a) Applications considered by the Parish Council.

-24/00337/FULL Erection of 5 dwellings and demolition of existing buildings utilising Class Q fallback position 23/01223/PNCOU. Land & Buildings at NGR 305890 108952 Wressing Barton, Kentisbeare. A brief report was given following a site visit as attended by four Parish Councillors - no objections.

-24/00223/FULL Erection of 4 dwellings following the demolition of agricultural buildings utilising the Class Q fallback position (23/01061/PNCOU). Land and Buildings at NGR 306854 108424 (Ford Farm) Fore Street, Kentisbeare. A brief report was given following a site visit as attended by four Parish Councillors - no objections. *See declarations.*

b) Results of applications from Mid Devon District Council.

-24/00220/HOUSE 2 Silver Park Kentisbeare Cullompton Devon EX15 2BW. Permission granted.

-Appeal 22/00822/FULL Erection of 2 dwellings. Holme Field, Silver Street, Kentisbeare. EX15 2BW. Appeal Ref: APP/Y1138/W/23/3318248. Permitted with conditions.

c) Culm Garden Village: The Chairman had made contact with MDDC following the last meeting of the Delivery Board meeting due to having to send apologies. The sports hub concept is in its very early stages; some of the concerns are lighting in the area and the number of indigenous bats in the area.

d) Any other Planning Matters: None.

50/04/24. Highways - items to report and any other matters: The Clerk will report some trees that have branches overhanging Rectory Road. A survey is awaited with reference to the village tree; the Clerk will speak with Highways regarding the outcome.

51/04/24. Reports.

- a) The Clerk: South Western Ambulance Trust are able to provide a Resuscitation and Defibrillator Awareness Session which will be organised later in the year. The Clerk has applied for a free, framed portrait of His Majesty the King to celebrate his new reign – via a government funded voluntary scheme.
- b) Reports from DCC & MDDC Councillors: None.
- c) P3 Footpaths and Parish Paths: Cllr. Mrs Ellicott reported that the paths are very wet following the very wet winter. The annual survey forms are due to be sent in ASAP.
- d) The Chairman/Vice-Chairman: None.
- e) Any other reports. Cllr. Mrs Downing, MDDC Cllr. Cathy Connor and the Clerk attended the State of the District Debate at the council offices recently.

52/04/24. Finance.

a) A report was given and the bank balance was noted as at 31/03/24. Credits received - £870 received in respect of advertising on the Parish Website and £40 in respect of allotment rental. Direct Debits taken: Nest £92.52 - 05/03, EDF £28 - 11/03, ICO – £25 11/03, Utility Warehouse £41.05 - 28/03.

b) Payments were approved:

- Chq 2156 £ 22.00 Kentisbeare Village Hall. Hall hire.
- Chq 2157 £ 905.46 Clerk – salary and expenses.
- Chq 2158 £ 266.18 M L Thorne. Website and e-newsletter.
- Chq 2159 £ 17.47 SMA Services. Payroll provider.
- Chq 2160 £ 194.59 HMRC (quarterly payment).
- Chq 2161 £ 16.00 L Downing. Travel expenses ref MDDC meeting. See declarations.

Note: cheque number 2162 will be carried forward, as an invoice for Countrywide Grounds Maintenance has not yet been received.

c) The invoice from the Devon Association of Local Councils was noted as £375.18; payment will be deducted from the precept by MDDC.

d) To confirm costs for Year 3 of Grass Maintenance Contract (2024/25) – Countrywide Grounds Maintenance Ltd (CGM). Following the annual review there is to be an increase of increase of 22.1% (£619.68 pa) which is predominately due to operational issues removing grass clippings from site following government legislation. Clippings must be removed from site due to the night time landing site. It was agreed to continue with cutting and the Clerk will liaise with the contracts manager to see if there may be some reduction in the price quoted.

e) A quotation from API Communications Ltd., for £320 for a refresher session on the hall projector and sound system was agreed – this will take place later in the year.

f) The bank interest for 2023-24 was noted as £106.88.

g) The Income and Expenditure and bank reconciliation as at 31/03/24 were approved prior to the internal audit.

h) Any other financial matters. (i) Update on village noticeboards and village signs – Cllr. Southerden will report back regarding any signage for Blackborough. Further enquiries will be made for the most suitable location of any new noticeboards for village notices. (ii) The Clerk will make enquiries with Lloyds Bank regarding a savings/notice account for an amount of reserve funds.

53/04/23. Kentisbeare Play Area.

a) Update on cycle track to include update on grant funding: The Clerk reported that notification has been received that the application to the MDDC Prosperity Fund was unsuccessful. Devon Communities Together (DCT) has been approached for advice. DCT is able to offer assistance with consultation and applying for funding - a quotation will be requested. DCC Cllr. Berry has already confirmed that he is happy to support the works of DCT via the Locality Budget.

b) Works required on site and any other matters: The equipment is in need of cleaning.

54/04/23. Kentisbeare Village Stores: Following public question time, it is hoped for a solution and the Parish Council will meet informally to discuss suggestions regarding the retention of a village shop in Kentisbeare. An update will be given at the next meeting.

55/04/23. Assets of Community Value: To re-register The Wyndham Arms. The Clerk will complete an application form for the district council to re-register The Wyndham Arms.

56/04/23. Advisory groups - to appoint Cllr. Kent. Deferred.

57/04/23. Review of Standing Orders: The Clerk will review with the Chairman and Vice-Chairman and circulate.

58/04/23. Correspondence & Any Consultations: CPRE Countryside voices.

59/04/23. Items for information, future agenda items, and dates of future meetings. *The annual meeting of the Parish Council will immediately follow the Annual Parish Meeting which is to be held at 7pm on 14/05/24.*