

KENTISBEARE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on Tuesday 1st October 2024 at 7pm in Kentisbeare Village Hall.

Present: Cllrs. N Allan (Chairman), Mr Neil Woofenden, Mrs Felicity Ryan, Mrs Elise Ellicott, Mrs Lorna Downing, Mr Oliver Forster and the Clerk. One member of the public was present for the first part of public question time and two members of the public arrived for the second part of public question time.

134/10/24. Public Question Time: (i) A parishioner was present to give details of the newly formed Kentisbeare Climate Action group which is due to meet shortly. The Parish Council was asked for some input and future discussion; the Chairman suggested a representative be put forward to liaise and feedback to the Parish Council – agreed as Cllr. Forster. *The member of the public left the meeting.* (ii) Two parishioners were present to voice concerns regarding the proposed move of the Altitude Festival to the outskirts of Kentisbeare. The Parishioners were advised to contact MDDC Licensing direct as the Licensing Authority. *The parishioners left the meeting.*

135/10/24. Apologies: Cllrs. Mr Mark Kent, Mrs Queenie Broom, Mr Edd Southerden, Mr Martin Disney, MDDC Cllr. Cathy Connor and DCC Cllr. John Berry.

136/10/24. Declarations of Interest: None.

137/10/24. The Minutes of the Parish Council meeting held on 03/09/2024 were approved and duly signed by the Chairman.

138/10/24. Matters Arising: None.

139/10/24. Planning & Planning Correspondence/Information:

a) Applications considered by the Parish Council.

24/01166/MOUT Outline application for the development of up to 1,150 residential dwellings, commercial and business uses, neighbourhood centre uses, public open space, play areas, wildlife areas, associated infrastructure and landscaping with some matters reserved. Land at NGR 303901 107971 Week Farm & Moorhayes Farm, Cullompton, Devon. A response was agreed – concern that the Garden Village as a whole has not been master-planned properly as promised and that the community is not being listened to. The proposal involves primarily housing and, as with the Danescroft proposal, underprovision of green infrastructure and community facilities (such as a secondary school and sports facilities). Concern that these facilities are being pushed to the outer edge of the broad “Garden Village”, which will result in greatly increased use of private cars, congestion and pollution.

Commitment should be absolute regarding delivery of the relief road and improvements to junction 28.

It would be utterly unacceptable if delivery of the relief road is not achieved before any development, including site preparation, takes place east of Cullompton and junction 28 needs strategic improvement before more than 500 houses are built to the east of the motorway. Further concerns are environmental together with flooding and water management.

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

b) Results of applications from Mid Devon District Council.

-24/01075/HOUSE Erection of single storey extension to accommodate indoor swimming pool. Highwood Grange, Kentisbeare. EX15 2AH. Permission refused. Considered unacceptable in policy terms as the scale and nature of the extension would result in a dwelling that is no longer considered to be commensurate with the size of the agricultural holding and does not align with the original purpose of the dwelling as an agricultural worker's accommodation. The resulting dwelling is considered likely to be of a scale and value that is no longer affordable for a rural worker. As such, the development fails to comply with policies DM8 and DM11 of the Mid Devon Local Plan (2013-2033) and guidance in the National Planning Policy Framework (NPPF).

-24/01054/FULL Erection of replacement self-build dwelling, carport and garden stores following demolition of existing dwelling, garage/stores. Postwood Gardens, Kentisbeare, EX15 2BS. Permitted with conditions to discharge.

-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.

-24/01231/LBC Listed building Consent for the installation of a T3 aerial to the side/north face elevation. Croyle House, Kentisbeare. EX15 2AP. Approved.

Planning Continued:

c) Culm Garden Village: The Chairman reported following a recent online meeting of the Delivery Board (as attended by the Chairman and Cllr. Woofenden) – works have started on the cricket pitches at Horn Road. Funding has been approved for Cullompton Relief Road which should improve the business case for improvements at junction 28 of the M5. There is no news on the opening of a railway station in Cullompton. Consultation on the next Mid Devon Plan to 2040 is due in 2025/26. The government is currently consulting on the NPPF with a very short timescale.

d) MDDC Licensing – notification of new premises licence: Land in front of adjacent to Croyle House, Kentisbeare, EX15 2AP. Grid Ref: ST06836 09451. It was agreed that the Parish Council support the festival in general and the move but that a representation will be put forward to MDDC for implementation of a Traffic Management Plan to encourage attendees to avoid driving through the village of Kentisbeare. The Parish Council would assist in publicising this information. *It was agreed that it would be beneficial for notification of the proposed move to be publicised in the upcoming issue of K-Net; the Chairman and Clerk will discuss this with the applicants.*

e) Any other Planning Matters: None.

140/10/24. Highways.

a) An estimate of £400 was agreed from DCC for supply and installation of a Heavy Goods Vehicle sign along Rectory Road.

b) Items to report and any other matters: (i) The Clerk and Cllr. Forster will pursue cutting of the hedge at Post Cross with the landowners. The Parish Council will meet with the recently appointed Neighbourhood Highways Officer (NHO) before the next meeting to discuss various issues.

141/10/24. Reports.

a) The Clerk: None.

b) Reports from DCC & MDDC Councillors: MDDC Cllr. Cathy Connor circulated a report following the meeting – details include an update on MDDC Recycling, promotion of Pension Tax Credit and Winter Fuel Payment and the Police and Crime Commissioner Survey.

c) P3 Footpaths, Parish Paths & Silver Wood: Details of the Parish walks will go into the magazine. DCC will be asked for assistance regarding a permissive path.

d) The Chairman: None.

e) Any other reports: Cllr. Lorna Downing passed on details of an invitation to the licensing service of the Rector of the Benefice for the area.

142/10/24. Finance.

a) A report was given and the balances were noted. Credits received - £15 on 26/09 and 30/09 in respect of advertising on the Parish website. Direct Debits taken - EDF £28 on 10/09, Utility Warehouse £44.05 on 30/09.

b) Payments were approved:

-Chq 2209	£ 88.00	Kentisbeare Village Hall. Hall hire.
-Chq 2210	£ 885.83	Clerk – salary and expenses.
-Chq 2211	£ 365.60	Countrywide Grounds Maintenance Ltd. Grass maintenance contract.
-Chq 2212	£ 252.00	PKF Littlejohn LLP. External Audit fee.
-Chq 2213	£ 895.20	T K Play Ltd. Maintenance at the playing field.
-Chq 2214	£ 9.97	SMA Services. Payroll provider.
-Chq 2215	£ 266.18	M L Thorne. Website and e-newsletter
-Chq 2216	£ 67.80	HMRC. Quarterly PAYE.

c) Devon Communities Together (DCT) membership – notice of direct debit to be taken annually in November (due on 23/11/24).

d) External Auditor's Report and Certificate 2023/24: 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: Income and Expenditure for the second quarter has been completed.

143/10/24. Kentisbeare Play Area.

- a) Update on cycle track: The Clerk reported on communication with the contractor with reference to starting works with existing funds in February/March time – this was agreed in principle subject to a site meeting and confirmation of which works can be carried out which will be discussed further. The option of DCT assisting with sourcing grant funding is still available as previously approved.
- b) Report following recent maintenance and site meetings and to discuss improvements to the site: (i) As 128/09/24 minor necessary maintenance has been completed (chq 2213). Whilst on site the Clerk and Cllr. Kent reported on an additional minor problem that needed addressing for health and safety reasons and the contractor was instructed to proceed for practical and economical reasons being on site. (ii) One estimate of £7297 to replace the space net has been received from T K Play Ltd., additional quotations are required and this will be discussed at a future meeting.
- c) Any other matters: The annual inspection is due shortly.

144/10/24. To discuss the possibility of entering Britain In Bloom: Cllr. Forster has made enquiries with a view to entering in 2026; more information will be brought to a future meeting.

145/10/24. History Project.

- a) Possible visit to Kentisbeare from the Culm Valley U3A History Group: Following an enquiry, Cllr. Mrs Downing will organise a visit with assistance from a number of parishioners. It was agreed that the Parish Council will provide some basic refreshments and hall hire if necessary.
- b) Purchase of laptop for Cllr. Mrs Downing to work on the project – a laptop will be purchased as previously agreed at a cost of no more than £1000 as held in reserve. Payment will be under delegation if necessary.
- c) Any other matters: It is hoped to hold an event in the hall in 12-18 months time. Cllr. Mrs Downing will organise a small working group to help collate information and assist on the day. As agreed previously a few display boards will be purchased and additional boards will be hired.

146/10/24. Correspondence & Any Consultations. Clerks & Councils Direct. Correspondence: Various generic emails. Notification of the Campaign to Protect Rural England AGM. Consultations: Devon and Torbay Local Transport Plan 4. Devon Countywide Local Cycling and Walking Infrastructure Plan (LCWIP) public consultation.

147/10/24. Items for information, future agenda items, and dates of future meetings. Meeting dates – 14/11 and 10/12; apologies from Cllrs. Kent and Allan for 14/11.