

KENTON PARISH COUNCIL

Minutes of a Meeting of the Parish Council held in Kenton Victory Hall on Wednesday 13 October 2021 at 7.00pm

Present

Cllr Thompson (Chairman), D Blount, H Bright and K Savill

Also present

Suzanna Hughes (Clerk) and one member of the public

The meeting was opened by the Chairman at 7.00pm.

211013.01 Apologies for Absence

- County Cllr Connett
- Peter White

211013.02 Open Forum

A parishioner expressed concern about the state of the Dolphin Inn, in particular the condition of the guttering which is hazardous to pedestrians. It was agreed to ask Cllr Connett to enquire whether TDC could do anything given that the building is in the Conservation Area and there is a potential hazard to pedestrians.

211013.03 Declarations of Interest & Requests for Dispensations

Members were reminded of their responsibility to continually update their Notice of Registerable Interests and invited to state whether they have any interest in the items to be discussed during this meeting in accordance with the Council's Code of Conduct.

There were no declarations of interest or requests for dispensation.

211013.04 Ratification of Minutes

Members received the minutes of the Parish Council meeting on 9 September 2021. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

211013.05 Reports

5.1 Police Report

PC Orchard provided a crime report for the period 1 – 30 September 2021 for Starcross and Kenton. 17 crimes were reported and 21 incidents recorded.

Members also received a copy of the latest newsletter/gazette compiled by PC Orchard.

5.2 District/County Councillor's Report

Cllr Connett was not present at the meeting but provided the following updates:

I continue to press for action regarding the littering and other matters at Park View. As council will know, this is both a sensitive and complex issue. However, it remains high on my priority list to seek a lasting resolution.

A new planning application has been submitted for residential conversion of the Chi. The new application is submitted under the new, relaxed planning regulations

introduced by the Government to allow business premises to convert to residential. I am advised by the Planning Department at Teignbridge that these new 'relaxed' regulations do not enable the council to require a contribution towards local affordable housing.

In essence, if approved, the village will lose the contribution which was agreed and promised by the applicants on the successful granting of the earlier planning application.

The Parish Council may want to raise this new planning situation with the Member of Parliament. It would seem unlikely that Government intended that the new regulations should be used in this way and will cost a small village like Kenton a significant contribution towards much needed affordable housing.

It was agreed that the clerk should write to Anne-Marie Morris, MP. It was noted that the Neighbourhood Plan Steering Group made a point of ensuring adequate affordable housing would be made available in the Neighbourhood Plan.

5.3 Village Tidyman's Report

Peter White sent the following report:

- I have made contact with Western Power re the Triangle car park light that is not working and they have asked for details and a photo which I will send
- DCC have done several drain repairs but seem to have missed the two that are full and I think the joining pipe is blocked and needs further investigations and not just emptying outside Penhayes House on the A379
- The top cemetery hedge is going well and has been seeded. It now needs new wire fencing to be done and new saplings planted for which I have applied and will hopefully receive in November from the Devon Tree Bank free of charge.

Members wished to record their thanks to Peter for his work in the cemetery with help from Lewis Withecombe.

5.4 Delegate Reports

5.4.1 Dementia Friendly Village

Cllr Blount reported that they had their first Reflections Café earlier in the month. but only one person attended. They are meeting again on Saturday with a quiz. In November, there will be a church quiz.

5.4.2 Community Forum/Playing Field

The clerk advised that she will be sending a paragraph for inclusion in the next school newsletter encouraging applications from parents to join the Parish Council in order to maintain a link with the school.

5.4.3 Electric Charge Points in the Village Car Park

Cllr Blount reported that he attended the site meeting in the car park with a representative from DCC and looked at the most suitable spaces for the charge points. It was agreed that this is the first two spaces immediately to the right of the sandbag store. There was a discussion about the type of sockets and Cllr Blount advised that only certain sites would have the new type of sockets. The agreement has been signed and it is hoped that installation would begin by the end of the year.

5.5 Action report – update on outstanding matters:

5.5.1 Kenton Village Allotments lease

No further report. The clerk advised that she continues to chase the solicitors. It was agreed that if no response is received by the next meeting, the Parish Council would have to seek alternative legal advice.

5.5.2 Brook Path Wall

The issue of being unable to find a contractor to carry out the work continues. The clerk advised that she has contacted one of the contractors to find out whether they could carry out the work later in the year but had not received a response yet. TDC have not come back with any suggestions either.

5.5.3 Footpath wall adjacent to Almshouses

The clerk advised that Rev John Williams has raised the matter with the PCC and had agreed to attend a meeting with Powderham. A date is currently being arranged. Establishing ownership is the main issue: he has advised that if the wall is part of the almshouses then it will be Powderham's responsibility. If the wall forms part of the churchyard's land then it will be TDC's responsibility as they have taken over the responsibility of maintaining the closed churchyard (which includes monuments, boundary walls etc).

211013.06 Finance and Governance

- 6.1 Members received the invoices for payment and it was agreed unanimously that the payments as listed are approved (attached).

211013.07 Planning

7.1 New applications/appeals:

7.1.1 21/02200/NPA – Chi Restaurant and Bar, Fore Street, Kenton

Application for Prior Approval under Part 3 Class MA and paragraph W of the GDPO for change of use of restaurant to nine dwellings

Members agreed not to comment.

7.1.2 21/02055/CAN – Middle Court Hall, Mamhead Road, Kenton

Remove branch from one conifer where overhanging drive

Members had no objections to this application.

7.2 Decisions

7.2.1 21/01714/LBC – 3 Mamhead Road, Kenton

Replacement of four rear windows and a rear door

Members noted that TDC has granted conditional listed building consent.

7.3 Prior Notification: Airband Community Internet Ltd

7.3.1 Chiverstone Road, Kenton

Prior notification for proposed installation under telecommunications code systems operators of two 10.5m wooden poles. The poles will be installed with 9m above ground.

7.3.2 East Town Lane, Kenton

Prior notification for proposed installation under telecommunications code systems operators of two 10.5m wooden poles. The poles will be installed with 9m above ground.

These Prior Notifications were noted.

211013.08 Tree Survey

Members received the survey of the trees for which the Parish Council is responsible and noted the recommendations contained therein. A quotation for £1200 + VAT was also received for the proposed works which was accepted by members.

211013.09 Playing Field/Hard Court

9.1 Members received the annual ROSPA report and noted the findings. Cllr Bright advised that Exeter College are unable to take on the repairs to the rocking horse as a project. A lengthy discussion followed regarding the future of the horse given its popularity with the children and whether or not it should be replaced. Cllr Blount had carried out some initial research and the cost of removing the existing horse and replacing it with a new version was in the region of £6,000. It was agreed that he would explore this further with a view to coming back to the meeting with a proposal next month.

Members also discussed other aspects of the report highlighting issues with rotting timbers, in particular the activity trail. There was also a discussion about the long-term future of the equipment including removal and replacement. In the interim, it was agreed to ask Richard Grave whether he was able to make any repairs to the activity trail which has been identified as high risk due to the rotting timbers. The Chairman will have a look at some of the other items raised including missing fixings etc and will resolve if he can.

9.2 Members noted Richard Grave's monthly safety report. It was agreed that the issues with the trees behind the changing room are the responsibility of DCC. The football goal back bars have gone missing. The five stepping stones were replaced but now two are missing. He believes that this damage has been caused by a vehicle. The Chairman will have a look.

211013.10 Triangle

Members discussed a request from the Rodean to use the Triangle to serve drinks next spring. The Chairman advised that he thought the situation has now changed as they have sold the benches now as they were unable to store them.

211013.11 Highways & Footpaths

Cllr Blount advised that he had reported to Cllr Connett a blocked drain on Slittercombe Lane (near 30mph sign) which was blocked with tarmac after they had resurfaced the road.

Cllr Bright noted that the drains through the village had been cleared but the drains through South Town have not been done, particularly outside Kenton House.

Members received an email from Miles Webber (Powderham's land agent) stating that the hedge adjoining the footpath is included within their twice yearly trimming programme for hedges. The whole length will be trimmed this autumn/winter. Regardless, he has asked the gardeners to drive by and trim off anything which is overhanging. The ditch along Slittercombe Lane has also had a routine clearance.

211013.12 Members' items for information or general discussion, for inclusion on future agendas and/or items requiring urgent attention

[Members were reminded that they have not received the statutory notice of this business to be transacted and should therefore recognise that any decision made may be taken to be unlawful if challenged in the future]

Cllr Blount confirmed that the Church is organising a Service of Remembrance. Cllr Blount will lay the wreath and the Chairman will read the names of the fallen.

211013.13 Correspondence

- 13.1 Members received an email from Paul Harmsworth seeking support for his application for grant funding towards the purchase of a VAS. Members agreed to support this.

- 13.2 Cllr Connett has asked for suggestions from the Parish Council for new double yellow lines as part of the next community programme of local traffic orders. No suggestions were put forward.

211013.14 Date of Next Meeting

The next meeting of the Parish Council will be held on 10 November 2021 at 7.00pm in Victory Hall.

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Chairman

13 October 2021

Item 6:

Expenditure

Cheque no	Payee	Details	Amount
Standing Order	Salaries	September	£724.40
Online	HMRC	PAYE	£198.60
Online	R Grave	Play equipment inspections (Sept)	£15
Online	Neil Bygrave	Village maintenance	£305
Online	Dart Forest Trees	Tree survey	£714
Online	Powderham Estate	Half yearly rental of allotments	£650
Online	P White	Strimmer cord, grass seed, fuel	£49.40

Income (6 September – 8 October 2021)

Date received	Received from	Details	Amount
9 Sept 2021	Cemetery	Cemetery	£75
17 Sept 2021	Kenton Village Allotments	Half yearly rental of allotments	£487.50
29 Sept 2021	TDC	2 nd instalment of precept	£9323

Bank Balance at 8 October 2021

Current account	£57,723.97
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