

KENTON PARISH COUNCIL

Minutes of a Meeting of the Parish Council held in Kenton Victory Hall on Wednesday 10 November 2021 at 7.00pm

Present

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

Also present

Suzanna Hughes (Clerk), County/District Cllr Connett, Peter White (Village Tidyman) and five members of the public

The meeting was opened by the Chairman at 7.00pm.

211110.01 Apologies for Absence

None

211110.02 Open Forum

There were no comments. The Chairman advised that he would be happy to accept comments during the course of the meeting.

211110.03 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.

211110.04 Ratification of Minutes

Members received the minutes of the Parish Council meeting on 13 October 2021. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

211110.05 Reports

5.1 Police Report

PC Orchard provided a crime report for the period 1 – 31 October 2021 for Starcross and Kenton. 5 crimes were reported and 19 incidents recorded.

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

5.2 District/County Councillor's Report

Cllr Connett referred to planning consent given to The Chi in 2019 for conversion, and the affordable housing contribution which was agreed. The legal agreement to secure that money was signed on 3 August and then in September The Chi submitted a new planning application for the same conversion under the government's relaxed permitted development regulations. If this is approved, it will effectively lose the affordable housing contribution. However, the new application does not meet the criteria for permitted development regulations and he therefore anticipates that the application will be withdrawn. (The new relaxed regulations, for example, require the commercial premises to be vacant for at least 3 months and some of the planned residential units are below the government's new space requirements for a domestic property.) This means that the 2019

application and consent would still be the valid consent.

He has received a lot of emails regarding the pothole opposite the Victory Hall which was connected to the burst water main. This has now been filled.

The issue of rubbish at Park View is continuing. TDC convened a community trigger meeting for a number residents and Cllr Connett submitted a written statement for the professionals involved and a set of actions has come from that. He is satisfied that the relevant authorities are in no doubt about the expectation for a satisfactory resolution.

5.3 Village Tidyman's Report

Peter White reported as follows:

- Several locals have expressed concern about the crack on Brook Path;
- Tree in car park has now been removed as per the tree report;
- Whilst some of the stream below the pumping station has been cleared the bottom section near the river has not and also the little culvert some 100m down from the pumping is still silted up. Local residents are very concerned about the flooding. He suggested that further pressure should be put on Powderham to clear this.
- Replacement sandbags have arrived but would suggest another 100 are ordered.

5.4 Delegate Reports

5.4.1 Dementia Friendly Village

Cllr Blount reminded members that last month he had reported that numbers had fallen due to the pandemic. Remaining members have been thinking of ways to increase numbers and improve the facilities. Merging existing groups (craft, quiz and reflections) is being considered which would run every Friday afternoon.

5.4.3 Electric Charge Points in the Village Car Park

The Chairman advised that the contract has been signed and it is hoped that work will commence before the end of the year to install the two charging points.

5.5 Action report – update on outstanding matters:

5.5.1 Brook Path Wall

A parishioner expressed concern that the path has deteriorated further and thought that the path should be closed. The Chairman advised that the Parish Council has received one quote for £3400 from a builder who would be able to start fairly soon. He has good references on My Builder, has public liability insurance but payment for materials upfront would be required. After discussion, it was agreed to accept the quotation of £3400 and ask that work commences as soon as possible. A copy of the insurance would also be requested. In the meantime, the Parish Council will close that part of the footpath.

Members discussed recent flooding in the centre of the village and it was considered that the whole of the watercourse in the village needs a thorough examination. Cllr Connett advised that he has been researching ownership of and responsibility for the watercourses. TDC owns the open space along the brook and half the width of the brook which means that the Parish Council is responsible for the other half of the width. There are also private owners up to the bridge near Ragamuffins. He believes that DCC is responsible for the section which runs underneath the road bridge at Slittercombe Lane and they will be sending a flood risk team to assess it. This is where the water is backing up and puts the centre of

the village at greater risk. DCC's flood officer has advised that whilst the mud can be taken out from underneath the bridge, it also needs to be cleared further down and cleared further up and all the riparian owners need to be on board. In the meantime, clearing underneath the bridge will buy some time whilst the bigger issue can be considered. A parishioner asked where the stretch of the brook between the school and the car park fits into this as this section also needs to be taken into account. This was agreed and Cllr Connett advised that he is pressing DCC to undertake some work alongside TDC.

A parishioner mentioned a hole which has developed at the top of the steps to the footbridge over the River Kenn. It was understood that this is the responsibility of DCC.

5.5.2 Footpath wall adjacent to almshouses

The Chairman advised that they had met with Peter Thomas (representing Powderham Estate) and Rev Williams (representing the church) to try and establish who is responsible for this wall. Following a useful discussion, Peter Thomas put forward the suggestion that the footpath is probably the responsibility of TDC as the footpath has been dug in at a date later than the creation of the wall which would originally have surrounded the churchyard. He suggested that as TDC is responsible for the closed churchyard, the path is also theirs. He has written to TDC. Subsequently, a TDC officer responsible for churchyard walls visited the site and appeared to take some measurements.

5.5.3 Kenton Village Allotments

The clerk advised that she had written to the solicitors who promised a response as soon as possible but nothing has yet been sent. It was agreed to give them until the end of the year to respond.

211110.06 Finance and Governance

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

6.2 Budget and Precept 2022/23

Members received the initial budget proposals for 2022/23. It was agreed that members would give their consideration to the proposals for further discussion and agreement in January's meeting.

211110.07 Planning

7.1 **New applications/appeals:**

7.1.1 21/02465/FUL – Dolphin Inn, Fore Street, Kenton

Demolish extensions, convert main building into two dwellings and construct a new public house

After a lengthy discussion, and taking into consideration comments from members of the public, it was agreed to comment as follows:

Kenton Parish Council is supportive of the development of a public house. It is an Asset of community value and the Kenton Neighbourhood Plan talks about the importance of the pub to the village. However, it objects to this application on the grounds that the viability assessment is not robust and detailed enough to demonstrate that the public house will survive and thrive. The pub, as described in

this application, in terms of its size and facilities, is not a genuine community pub and therefore falls short of the desires of the Neighbourhood Plan.

The Planning Inspectorate made it clear that there was no evidence in the original application that the pub would be a viable enterprise. This is still absent. (A comparison with pubs in Exmouth is not relevant. Similarly, Trip Advisors reports from 9 years ago are also not relevant).

The report does not show how the pub will work - the trading space appears extremely small, there is no kitchen or cellar on the plans, there are no details about where bins will be stored (there is no access to the back of the pub), there is no parking and there is an absence of information regarding how it will attract people in.

There is reference to accommodation being required to be viable. The pub, however, is situated on a main bus route.

The proposed roof terrace is inappropriate given the location and the impact it would have on other nearby properties.

It was also felt that this is too significant a decision for the village for the application to be determined by the planning officer alone and it was agreed to request that it is determined by the Planning Committee should the planning officer be minded to approve it.

Cllr Connett informed members that he has raised issues of concern relating to the appearance and condition of the property but has been advised by Building Control that there is no immediate risk but will keep it under regular check.

7.2 Decisions

None

211110.08 Playing Field/Hard Court

8.1 The Chairman advised that he and Cllr Blount have had a closer look at the ROSPA report and the immediate repairs that are required. The clerk advised that Richard Grave suggested that the Council looks for a carpenter to carry out the necessary work.

Cllr Blount advised that he has made further enquiries of Yates Playgrounds regarding the cost of replacing the rocking horse. They have quoted £5940 + VAT for supply, delivery and installation of a new rocking horse plus £840 + VAT for installation of safety surface (total £8,136 + VAT). After a lengthy discussion, it was agreed that this is a well-used and much-loved piece of equipment which would be missed if removed and not replaced. It was therefore agreed that the Parish Council should invest some of its reserves in replacing it and an order placed.

211110.09 Highways & Footpaths

9.1 Cllr Blount advised that the blocked drain at Slittercombe Lane which he reported last month has been unblocked.

It was agreed to ask Powderham to trim the foliage on the wall behind the bus shelter to ensure that access to the bus shelter was unimpeded.

9.2 Members received an invitation to attend the Highways Parish & Town Council's Conference on 24 & 25 November.

211110.10 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]

Peter White requested that the Parish Council enquires of TDC when the road sweeper will next be visiting Kenton.

Correspondence

11.1 Members received an invitation to attend Devon's second local Councillor Climate Emergency Network on 30 November.

11.2 Members noted the dates and contents of quarterly briefings arrange by TDC starting with a budgeting briefing on 16 December.

11.3 The Chairman advised that he has received a request from a parishioner to cut the branches of a silver birch tree in the car park which are overhanging his property because the pigeons roost in them above his garden. Members were reluctant to carry out work to a healthy tree. The clerk suggested seeking some informal advice from TDC's arboricultural officer.

211110.12 Date of Next Meeting

The next meeting of the Parish Council will be held on 12 January 2022 at 7.00pm in Victory Hall.

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Chairman

10 November 2021**Item 6:****Expenditure**

Cheque no	Payee	Details	Amount
Standing Order	Salaries	October	£724.40
DD	Information Commissioners Office	Data Protection Licence renewal	£35
Online	Kenton Victory Hall	Hire of hall – Oct 2021-March 2022	£90
Online	RBL	Poppy wreath (reimbursed to the clerk)	£18
Online	S Hughes	Mileage, stationery, ink & postage	£117.03
Online	P White	Chain link fencing & strainer wire	£133.19
Online	Dartforest Tree Works Ltd	Tree work	£1440

Income (9 October – 5 November 2021)

Date received	Received from	Details	Amount
22 Oct 2021	DCC	P3 grant (2021-22)	£500

Bank Balance at 5 November 2021

Current account	£55,332.57
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