

KENTON PARISH COUNCIL

Minutes of a Meeting of the Parish Council held in Kenton Victory Hall on Wednesday 12 January 2022 at 7.00pm

Present

Cllr Thompson (Chairman), D Blount, H Bright, K Savill and D Smith (from item 2)

Also present

Suzanna Hughes (Clerk), County/District Cllr Connett and Peter White (Village Tidyman)

The meeting was opened by the Chairman at 7.00pm.

220112.01 Apologies for Absence

None

220112.02 Casual Vacancy

Members received an application from David Smith to join the Parish Council as a co-opted member. Having confirmed his eligibility, David signed his declaration of acceptance of office and joined the meeting.

220112.03 Open Forum

There were no comments.

220112.04 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.

All members declared an interest in item 7.2 as council tax payers in the parish. It was agreed unanimously to grant dispensations on the basis that without the dispensation the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of the business.

220112.05 Ratification of Minutes

Members received the minutes of the Parish Council meeting on 10 November 2021.

Cllr Savill advised that he had not voted in favour of purchasing a new rocking horse and therefore it was agreed to amend the minutes at item 8.1 to read 'It was agreed by majority that the Parish Council should invest some of its reserves in replacing it....'.

After this minor amendment, it was agreed unanimously that the minutes are signed by the Chairman as a true and correct record of the meeting.

220112.06 Reports

6.1 Police Report

PC Orchard provided a crime report for the period 1 – 31 December 2021 for Starcross and Kenton. 7 crimes were reported and 17 incidents recorded.

There is no newsletter/gazette or Community Speedwatch report this month.

Cllr Blount advised that having spoken to PC Orchard, Kenton was the only one of his parishes that had not embraced PACT meetings. After discussion, it was agreed that the clerk should write to Kenton Victory Hall copying in PC Orchard to try and establish a link

between them so that a mutually acceptable arrangement between them can be made.

6.2 District/County Councillor's Report

Cllr Connett reported that the sofa has been removed from the entrance to The Dolphin. Matters continue to be monitored at Park View and Cllr Connett continues to liaise with DCC, TDC and other agencies regarding this. Cllr Connett referred to the planned introduction of car parking charges from April in the New Road car park, Starcross which may impact Kenton residents using facilities in Starcross. With regard to TDC's budget, a £5 increase in council tax is being recommended. At DCC, they don't yet know what the council tax increase is likely to be but there is acute pressure on the budget for children with special educational needs. On that service alone, there will be a cumulative budget overspend of £88.1m by the end of March. He continues to talk to Highways about maintenance of roads and hopes that the resurfacing in South Town will be completed either this or early next financial year.

Cllr Savill raised a concern about the condition of the footpath outside the school. Cllr Connett will ask Highways to have a look at it.

Peter White advised that from Red Lodge into the centre of Kenton, barely any of the cats' eyes are working. Cllr Connett will inform Highways of this also.

6.3 Village Tidyman's Report

Peter White reported as follows:

- Now that the Brook Path has been repaired what is situation re refitting the latch? The Chairman advised that the Council needs to look at this and decide which type of catch is preferable. It was agreed that the catch on the gate at the far end of the path would be most suitable. Peter offered to make enquiries and obtain a quote
- Do you want anything done with sand bags around village? It was agreed that strategically placed piles of sandbags which are stored tidily are acceptable provided there is an adequate supply in the store. The clerk advised that she had ordered another pallet and had assumed they had been delivered but did not know for sure.
- Christmas tree will be cut up and disposed of this week. Members recorded their thanks to all involved with the erection and decoration of the tree on behalf of the village.
- The hedge at the cemetery is almost complete. 130-150 whips will be delivered in the next few weeks which will need planting. The Chairman thanked Peter for his work in the cemetery.

6.4 Delegate Reports

6.4.1 Dementia Friendly Village

Cllr Blount advised that the idea to merge existing group (craft, quiz and reflections) has fallen through. They will be revert back to having the Reflections Café on the third Saturday of every month and look at ideas to encourage more people to attend.

6.4.2 Zoom meeting with Ann Marie Morris MP

This was attended by the Chairman and Cllr Blount to discuss the relaxation of the planning regulations allowing business premises to convert to residential with the need to make a contribution to affordable housing. She was very receptive and agreed that it was not the intention of the legislation to produce this particular problem. She will contact the Department of Housing, Communities and Local Government to see if something could be changed in the legislation and would also contact TDC to see if there was any way that they would like to see changes made

that would assist them in the planning process. She will keep the Parish Council informed.

6.5 Action report – update on outstanding matters:

6.5.1 Footpath wall adjacent to almshouses

No further update since the last meeting.

6.5.2 Kenton Village Allotments

The clerk advised that nothing had yet been received from the solicitors. It was agreed to give them one more month to respond.

220112.07 Finance and Governance

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

7.2 Budget and Precept 2022/23

Members considered the budget and precept request for 2022/23. Members agreed that, financially, and particularly with the rising cost of energy, it would continue to be a difficult period for some. It was therefore agreed to demand a sum of £18,864 representing a 0% increase.

220112.08 Planning

8.1 New applications/appeals:

8.1.1 21/02752/LBC – Penhayes House, Kenton

Division of lounge area to form an office with the addition of a stud partition all and door

Members had no objections to this application.

8.1.2 21/02838/FUL – Chi Restaurant and Bar, Fore Street, Kenton

Erection of two dwellings

Members discussed this application at length and concluded that they would object to it on the following grounds:

- Access for emergency vehicles
Access to the proposed development is through a narrow, low archway which is difficult for larger cars to negotiate, let alone emergency vehicles. The Parish Council suggests that the emergency services are consulted to give advice on this.
- Car parking
This proposed development is for two 2-bedroom houses, for which the developer proposes two parking places, i.e. one parking space for each house. The Kenton Neighbourhood Development Plan 2020 (KNDP) requires that new residential developments must meet the parking standards set out in policy K T2 of the Plan, which in the case of a 2- bedroom house is for 2 parking spaces. This proposal therefore does not meet policy K T2 of the KNDP.

In addition, the Parish Council understood from the planning applications relating to the development of Chi Restaurant into 9 flats, that part of the area designated for these new houses would be used to satisfy the parking requirements of those 9 flats. It does not seem feasible to Kenton Parish Council that all of these requirements can be squeezed into the available

space. In any event, the KNDP is clear that no residential developments should be permitted without adequate off-road parking.

- **Provision for local need**
The planning statement attached to this planning application considers that the Housing and Homes principles and policies set out in the KNDP are not applicable. However, Kenton Parish Council wishes to point out that in addition to providing homes for older people wishing to downsize, which the Council accepts may be relevant to this planning application, there is also a clear statement that there is a need to ensure that priority is given to meeting local need rather than open market demand. There is no statement to this effect in the planning application and therefore Kenton Parish Council considers the application does not meet policy K H1 of the KNDP.
- **Character and appearance**
Although the site is not located in the Kenton Conservation Area, it is near and in the setting of that Area and any residential development should be of a demonstrably high design standard using quality materials. Planning applications should show how the proposal will contribute positively to the character of the area and the setting of nearby buildings. Kenton Parish Council wishes to point out that this proposed development will be clearly visible from Brook Path and from the Triangle. There is no information in the planning application to demonstrate how this will be achieved.
- **Access to Brook Path**
An established right of way giving access down some steps to Brook Path may be blocked if this development goes ahead.
- **Mains sewer**
The Parish Council is aware that a mains sewer runs underneath the proposed development.

The Parish Council also agreed to request that this application is determined by the Planning Committee should the planning officer be minded to approve it.

8.2 Decisions

None

8.3 Correspondence relating to 21/02465/FUL – Dolphin Inn, Fore Street, Kenton (Demolish extensions, convert main building into two dwellings and construct a new public house)

Members noted correspondence from a parishioner regarding this application and agreed that the Chairman would respond advising them that, as the Parish Council had already discussed this planning application in November's meeting and forwarded its views to TDC, they should send their own commentary direct to TDC before the 31 January deadline.

8.4 Teignbridge Local Plan Review (Part 3) 2020-2040: Renewable Energy, Gypsy and Traveller and Small Residential Site Options – comments invited (consultation period closes at 12 noon on 24 January 2022)

It was noted that there was nothing in Part 3 which related to Kenton and therefore no comments were required.

- 220112.09 Village Maintenance**
Members received a quotation from Neil Bygrave for village maintenance of the car park and the Rodean bed in 2022 with a marginal increase on last year's prices. It was agreed to accept the quotation.
- 220112.10 Airband**
Members received an email from Airband suggesting another three poles and proposing an on-site meeting to discuss the proposed locations. It was agreed that a site meeting was not necessary and that they should proceed with their proposals providing that they confirm that there are no underground ducts which can be used to achieve the required connections. Members were concerned about the continued proliferation of poles in the village and it was also agreed to request some clarity on Airband's future expansion plans. It has also been observed that some poles have not yet been cabled up, despite installation some months ago.
- 220112.11 Radio Mast – Church Tower**
Cllr Savill advised that somebody had raised with him that to improve the mobile phone coverage in the centre of the village a radio mast could be installed on the church tower. The Parish Council suggested that he should contact the church to pursue the idea as it is not the responsibility of the Parish Council.
- 220112.12 Councillor Training**
The clerk has circulated details of some DALC courses which might interest newer Councillors. If anyone is interested in attending these, they should let the clerk know.
- 220112.13 Playing Field/Hard Court**
Members were advised that a carpenter is required to carry out the repairs which were highlighted in the annual report. Cllr Smith thought he may know some contractors he could approach. The clerk will forward a copy of the report to him as a basis for a job specification.
- 220112.14 Highways & Footpaths**
Members were very happy with the repairs to the Brook Path wall. It was noted that the bridge over the River Kenn has also been repaired.
- 220112.15 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]

None
- 220112.16 Correspondence**
None
- 220112.17 Date of Next Meeting**
The next meeting of the Parish Council will be held on 9 February 2022 at 7.00pm in Victory Hall.

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Chairman

12 January 2022

Item 7:

Expenditure

Payment type	Payee	Details	Amount
Standing Order	Salaries	November & December	£1448.80
Online	Ollie King	Rebuilding of wall on Brook Path	£3,550
Online	HMRC	PAYE (Q3)	£198.60
Online	P White	Fuel and stakes for cemetery hedge	£25.10
Online	G Williams	Christmas t	£120
Online	Vision ICT	Website hosting and support	£240
Direct Debit	1&1 internet	Domain name	£23.98

Income (6 November 2021 – 7 January 2022)

Date received	Received from	Details	Amount
December	LeRoy Funeral Services	Cemetery fees	£550

Bank Balance at 7 January 2022

Current account	£49,019.57
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(includes sum being held on behalf of the community for Queen's Jubilee - £1,200)