

KENTON PARISH COUNCIL

Minutes of a Meeting of the Parish Council held in Kenton Victory Hall on Wednesday 13 July 2022 at 7.00pm

Present

Councillors C Thompson (Chairman), D Blount, H Bright & K Savill

Also present

Suzanna Hughes (Clerk), Peter White (Village Tidyman) and one member of the public

The meeting was opened by the Chairman at 7.00pm.

220713.01 Apologies for Absence

- Cllr Smith
- County/District Cllr Connett

220713.02 Open Forum

A member of the public asked whether there was anything happening with The Dolphin but had noted a planning application to be discussed at item 7 and would listen to the Council's discussion about that.

In respect of item 15 on the agenda, a comment was made supporting the benches on the Triangle. With a number of businesses having recently closed, it was his view that activities should be encouraged in the centre of the village.

220713.03 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.

220713.04 Ratification of Minutes

Members received the minutes of the Parish Council meeting held on 8 June 2022. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

220713.05 Reports

5.1 Police Report

PC Orchard provided a crime report for the period 1 – 30 June 2022 for Starcross and Kenton. 6 crimes were reported and 10 incidents recorded.

Members also received the monthly newsletter/gazette. PC Orchard highlighted that there was an increase in thefts of catalytic convertors and anything suspicious should be reported.

5.2 District/County Councillor's Report

Cllr Connett was not present.

5.3 Village Tidyman's Report

Peter White reported as follows:

- The road markings in Warborough Hill has now been completed.
- The road surface on Butts Hill has still not been repaired. The loose gravel is making this an accident waiting to happen. The clerk advised that she had reported this to DCC in April, May and June.

5.4 Dementia Friendly Village

Cllr Blount reported that a meeting was held last week which was attended by the vicar, Rev'd Patrick Parkes. He will be speaking to the PCC about more church representation. In the meantime, he will represent the church. They are also looking to increase members.

5.5 Car Park - EV charging points

David Appleton sent a written update advising that he had had a call with DCC, SWP and Gamma Energy. These 3 make up the delivery team for this project. Gamma Energy will be the provider and installer of the charge points and they have agreed to do this outside the government grant. This was seen as a positive step by DCC and WSP as we are no longer bound by install timelines. With this change is also a proposal to move from 7Kw charge points (giving a used 30 miles per hour) to 40-160KW charge points (100 + miles per hour) where the grid infrastructure can support. This change means that more vehicles can use the charger points with penalties for overstaying administered by the provider. He advised that he has already asked to be considered for a faster charger in the car park. Another change is that the profit agreement terms will change so the PC will receive 5% or revenue from the charger, originally this was split between DCC / Provider / KPC so this is positive. It is difficult to estimate this figure but once it starts maybe the PC should consider its use for environmental enhancements / offset projects. Currently a priority list is being drawn up with the Districts involved to help with the installation which is expected over the next 6 to 8 months. David will keep in contact with the team and update the Parish Council as and when.

5.6 Action Report – update on outstanding matters

5.6.1 Kenton Village Allotments Lease

The Chairman advised that Kenton Village Allotments have now scrutinised the draft lease and have requested the following amendments:

Section 2: The term should be 20 years (not 12) - ending September 2037.

Section 8: Delete the need for joint insurance. Each party has its own public liability insurance.

Section 9: Should read 'authorised to sign on behalf of the Association' rather than 'on behalf of the Council'.

Section 11: The requirement for maintaining the hedges should mirror the headlease, i.e. 'The Association agrees not to remove or alter but to maintain in good stockproof condition any fence, hedge or other boundary and to cut out trim and/or lay as appropriate a proper proportion of the hedges in each year so as to maintain them in good condition'.

Section 15: Should read 'Council will be entitled to know the number of the combination lock and/or hold a key to the entrance gate'

Section 18: Delete 'with the exception of initial set up where pruning works may be required to facilitate the provision of the allotments'.

Members approved these amendments.

5.6.2 Wall adjacent to the almshouses

The clerk advised that there was no update and that the Archdeacon of Exeter had not been in contact to arrange a meeting. She would continue to chase. In the meantime, the Chairman will erect a notice advising that users are doing so at their own risk.

5.6.3 Post Office

Members welcomed the opening of the Post Office at Powderham Stores. They expressed gratitude to all those who were involved in getting it going.

5.6.4 The Chairman commented about the closure of Ragamuffins, another loss of a business in the centre of the village. It was unknown at this stage whether the building would be sold or let.

5.6.5 The Chairman advised that the noticeboards have now been repaired.

220713.06 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 It was agreed to defer the proposal to review the Council's investment strategy until the next meeting as Cllr Smith was not present.

220713.07 Planning

7.1 New planning applications/appeals

7.1.1 22/01164/HOU & 22/01165/LBC - Woodpecker Cottage, Road from Exeter Hill to Peacock Cottage, East Town, Kenton

Dormer window to front and replacement front porch, change of window to door to south east, associated landscaping, lowering of external ground level to the South corner, re-render external façade with lime render

Members had no objections to this application. It was noted that the proposed porch had been criticised by TDC but the Parish Council believed that the design of the new porch is more in keeping with the rest of the cottage than the existing porch.

7.1.2 22/01053/ADV - Powderham Country Store, Road past Powderham Castle, Kenton

New signage to access road to the Country Stores

Members had no objections to this application.

7.1.3 22/01269/HOU - The Dairy, Oxtan Barns, Kenton
Single storey front extension

Members had no objections to this application.

7.1.4 22/01006/FUL - The Dolphin Inn, Fore Street, Kenton
Sub-division of part of the public house to form a new dwelling

Members had no objections to this application but wished to seek some assurance through any planning conditions that the public house is retained and that plans will not change or conditions removed/varied if, for any reason, the developers find that they are only able to complete the dwelling and the renovation of the pub never materialises.

7.1.5 21/02623/FUL - Kenton Park Estates, Kenton
Single storey oak framed building, annexe to be used as overnight accommodation, holiday let, and seasonal workers accommodation

It was noted that this hadn't been listed on the agenda and therefore formal comments could not be made. It was agreed that members would look at the application and a meeting would be arranged if concerns were noted.

220713.08 Car Park and Cemetery

8.1 The Chairman advised that he is still awaiting an estimate/quotation from a contractor for the repointing of the car park wall.

8.2 Maintenance of shrubs - it was agreed that in order to ensure best value, tenders should be sought for the maintenance of shrubs in the village and car park/Rodean tidy in 2023.

220713.09 Climate Emergency

Following last month's presentation by ACT, it was agreed to update the parish through an article in the parish newsletter. The article should include details of ACT's advice including recommended safe actions and a request for volunteers to form a group to help mitigate climate change in the parish. The article might also include information about the Wildlife Warden Scheme and how to calculate your carbon footprint.

It was also agreed that a clear job specification for maintenance of shrubs to encourage wildlife etc should be drafted. This should be put forward for approval in September.

There should be a regular item on the agenda so that actions can be reviewed regularly.

220713.10 Playing Field and Hard Court

10.1 As Cllr Smith was not present at the meeting, it was agreed to defer the item on grant funding opportunities for new equipment until the next meeting.

10.2 Cllr Blount advised that he has been carrying out the inspection checks whilst Cllr Smith has been unable to. The clerk advised that a written record should be kept.

220713.11 Highways & Footpaths

Cllr Bright reported that the drain cover at South Town has been secured.

It was noted that there is a highways closure on the A379 in September to enable the drain system to be renewed.

Cllr Bright advised that the hedge in South Town for which Powderham is responsible for is overgrown making the footpath impassable. The clerk advised that she had reported it to Miles Webber and although it is on the Estate's summer trimming list and will therefore be seen to

over the coming weeks, in his opinion there was relatively little overhanging and that it is mainly modest and wispy rather than an obstruction.

It was observed that the amount of traffic on Oxton Lane has increased due to activity at Kenton Park Estate. A request was made for additional signage to warn vehicles of the blind bend on the corner of Oxton Lane/High Street. It was suggested that one sign is needed at the bottom of Higher Down (blind bend) and one at Willsland Close to advise vehicles that they are approaching a blind bend.

The Chairman referred to the footpath across Kenton Common which Sue Craythorne mentioned last time and which had been closed off by the Estate. The reason for this is that dog owners are hanging their poo bags in trees and hedges.

The clerk advised that Peter White spent an additional two hours strimming one of the footpaths as part of the P3 scheme. Members approved an additional two hours of pay for Peter which will come from P3 funds.

220713.12 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]

None

220713.13 Correspondence

None

220713.14 Date of Next Meeting

The next meeting of the Parish Council will be held on 14 September 2022 at 7.00pm in Victory Hall.

Part 2

220713.15 Benches on the Triangle

Members discussed the current arrangements for benches on the Triangle and the impact on neighbouring properties. The Triangle is a central meeting point in the village and given the closure of the pub, Post Office and now the hairdressers, members expressed their concern that the village centre is dying. It was felt that a few tables on the Triangle allow people to meet and socialise together in the centre of the village, during limited hours, when they otherwise would not be able to. The tables also assist with the continued recovery of one of the only businesses left in Kenton. However, it is important to acknowledge any impact they may have on properties around the Triangle and members therefore felt that it was appropriate to review the arrangement at the end of the summer season in October's meeting.

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Chairman

13 July 2022**Item 6:****Expenditure**

Payment type	Payee	Details	Amount
Standing Order	Salaries	June	£735.12
Online	HMRC	PAYE (Q1)	£206.40
Online	S Hughes	Mileage (2 meetings) + printer (1/5 share)	£79.78
Online	N Bygrave	Car park and Brook path tidy 3 x Rodean bed tidy	£331
Online	P White	Fuel, strimmer head and cord	£55.80
Online	Victory Hall	Hire of meeting room for 10 x meetings	£162
Online	Exe Estuary Maintenance	Repairs to noticeboard	£330

Income (5 June – 8 July 2022)

Date received	Received from	Details	Amount
None			