

KENTON PARISH COUNCIL

Minutes of a Meeting of the Parish Council held in Kenton Victory Hall on Wednesday 12 April 2023 at 7.30pm

Present

Councillor D Blount (Chair), H Bright, K Savill and C Thompson

Also present

Suzanna Hughes (Clerk), Peter White (Village Tidyman) and 16 members of the public

The meeting was opened by Cllr Blount at 7.30pm.

230412.01 Apologies for Absence

- Cllr Smith

230412.02 Open Forum

Various representations were made objecting to the planning application to be discussed at item 7.1.2 (22/02391/OUT – Land at Ngr 295695 83193 Willsland Close, Kenton). These were considered and included in the Council's response to TDC and can be found summarised at item 7.1.2.

A parishioner expressed disappointment on behalf of herself and a number of residents in the village that the Parish Council had declined a request from the Rodean to hold a jazz evening on the Triangle on Sunday 27th August, 3.30-10.00pm. The village centre is dying and this kind of event would have brought the village to life. The Chairman advised that he had also been reflecting on the decision; it is a Bank Holiday weekend and it is a chance for the village to get together. He therefore proposed that the Council reverses its decision and allows the event. Having considered the feedback from residents in support of the event, it was agreed unanimously to allow it.

230412.03 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.

230412.04 Ratification of Minutes

Members received the minutes of the Parish Council meeting held on 8 March 2023. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

230412.05 Reports

5.1 Police Report and Community Speedwatch

No police report was received.

Members noted further correspondence from Paul Harmsworth regarding the ongoing issue around insurance. The clerk advised that a meeting of Starcross Parish Council on 11 May, Cllr Connett had agreed to pursue the matter with the Police and Crime Commissioners Officer and Vision Zero South West on behalf of both Parish Councils.

5.2 District/County Councillor's Report

Cllr Connett reported that the resurfacing work on the A379 is now complete. DCC is aware of some damage to a property in South Town and is working with the property owner to establish the cause of the damage.

He advised that this would be his last Parish Council meeting representing Kenton as its District Councillor for the last 28 years. He has thoroughly enjoyed working with the Parish Council during that period and has been pleased to help so many residents.

5.3 Village Tidyman's Report

Peter White reported that the gully at the bottom of Butts Hill is still blocked. He has reported the matter again to the clerk and County Cllr Connett to follow up.

5.5 Action Report – update on outstanding matters

5.5.1 Wall adjacent to the almshouses

A response has been received and noted from TDC to the Freedom of Information request asking for evidence that the path and wall were not part of the transfer when the churchyard was closed in 1997. It was noted that, historically, the churchyard included the path and the wall; the path did not exist until the vicarage was built. The path was created in order to facilitate the resident vicar going from the vicarage and into the church and village. It was carved out of the churchyard specifically for that purpose but remained the property and part of the churchyard. It was suggested that the Parish Council goes back to TDC stating that having not provided any evidence that the path and wall were not part of the transfer, and given the history of the path, the Parish Council maintains that it is still part of the churchyard and should therefore be included in TDC's maintenance contract.

5.5.2 Allotments lease

KVA is still exploring its options with the National Allotments Society. The Parish Council were advised that the KVA's administration was undergoing some changes; other management options may therefore have to be explored if they are not legally able to sign the sub-lease.

230412.06 Finance and Governance

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

230412.07 Planning

7.1 New planning applications/appeals

7.1.1 23/00410/HOU – 8 St Annes, Kenton

Two storey side extension, loft conversion with rear dormer and demolition of outbuilding

Members had no objections to this application.

7.1.2 22/02391/OUT – Land at Ngr 295695 83193 Willsland Close, Kenton Outline – three dwellings (approval sought for access and layout)

Members objected to this application on the following grounds:

The proposed site is outside the village development boundary and is contrary to the Teignbridge Local Plan 2013-2033 and the advanced proposed Local Plan 2020-2040 which considered and excluded sites in Kenton.

The development does not meet the need for affordable housing in the community.

The application does not comply with the policies of Kenton's Neighbourhood Plan 2018-2033 including K ENV1, KH2 Rural Exception Sites.

Access to and from the development via Willsland Close is dangerous. The visibility coming out of Willsland Close is very poor and allowing an increase in the number of vehicles exiting Willsland Close would be irresponsible. Willsland Close is a very narrow, private road which already struggles to cope with existing traffic. The plans show parking for nine cars; allowing access for these (plus other associated traffic such as delivery vehicles, dust carts etc) would make it very difficult for existing/new property owners and would be unsafe. There are no footpaths on Willsland Close to ensure the safety of pedestrians. Whilst there have been no recorded incidents, the residents of Willsland Close are very aware of the dangers.

Within the plans, there is a proposal for a new footpath access. There are a number of issues with this. The path would exit in front of a series of garages. These garages are in constant use by cars. A footpath exiting in this location would not be safe. Further, the path will impact and disturb the wildlife. The village is used by 14 species of bats (there are 17 in the UK) and the path is on a main bat corridor between that side of the village and Powderham Estate. Any lighting would create a barrier to the bats. The application states the path will not be lit, however this would mean that it wouldn't be safe to use. The question of long-term maintenance of the path has also not been addressed. (In reality, it is unlikely that this footpath would be used as intended and rather pedestrians would use the more direct access via Willsland Close. The highways issues are therefore very relevant.)

The development will have an adverse effect on the Conservation Area. As stated by the Planning Inspectorate in a previous application (c.1991/2), this land forms a vitally important swathe of green countryside that allows the historic centre of the village to meet the countryside.

Trees have already been felled by the applicant in this location. TDC has this on record as they were made aware as the works were taking place. There are no plans to mitigate the loss of these trees.

There are concerns about the drainage arrangements and surface water. The foul drainage has a sump which is pumped up to the main sewer in Willsland Close. There does not seem to be any back-up arrangements if the power or pump fails. The development would exacerbate an already serious flood risk in Kenton and the level of flood risk has been underestimated by the applicant. There is no evidence that the proposed soakaway for surface water would cope with the impact of this development in prolonged wet conditions. (The percolation test was undertaken last October during a very dry period).

The development is not sustainable. The applicant talks about local amenities but there are very limited amenities in Kenton now. There is no longer a shop and Post Office in the centre of the village and the pub is closed.

There have been a number of previous applications to develop this land dating back to the 1970s which have all been refused. There has been a continuous line of thought from planners that this is an inappropriate site.

Whilst it was noted that Cllr Connett had submitted a request to TDC for this application to be determined by the Planning Committee should the planning officer

be minded to approve it, it was agreed that the Parish Council should also make its own request.

7.2 Decisions

7.2.1 22/01006/FUL - Dolphin Inn, Fore Street, Kenton

Sub-division of part of the public house to form a new dwelling, demolition of two storey rear extension and erection of single storey rear extension, demolition of lean-to side extension to form new beer garden and bin store, installation of new door on front elevation, installation of new first floor window on front elevation and replacement gates to front

Members noted that TDC has refused to grant planning permission.

230412.08 Car Park

8.1 Car park wall repairs and maintenance – update and quotes

This item was deferred until next month.

8.2 Trees – advice and quotation for proposed works to reduce trees in the car park

A quotation has been received for the proposed works. It was agreed that two further quotations would be requested. An application to carry out the works in the Conservation Area would also need to be submitted.

It was suggested that a yew tree which overhangs the garden of numbers 3 and 4 Church Street, might also be pruned.

8.3 ‘Abandoned’ vehicles in the car park

It was noted that one vehicle has been removed but one is still parked in the car park. Another has also been unloaded from a pick-up lorry. It was agreed to keep an eye on the situation and take further action if the vehicles have not been removed by the end of April.

8.4 Book swap

A proposal that a book swap operates from the defibrillator box in the car park is not practical. There was no objection to consideration of an alternative site, however.

230412.09 Playing Field & Hard Court

This item was deferred until next month.

230412.11 Climate Change Mitigation

Cllr Savill advised that Chris Britton was of the opinion that there were enough wildflowers in the immediate countryside around Kenton without the need to create further areas. However, it was felt that large fields of rapeseed would not improve biodiversity and that management of small areas in the parish would still be beneficial. Trying to encourage younger people to get involved would be worth considering. Cllr Connett also suggested engaging with TDC about the management of their land. The Chairman agreed to follow this up with Mark Payne, Green Spaces.

230412.12 Highways and Footpaths

The pavement between the centre of the village and Victory Hall is pitted. It was agreed to report this to Highways. The owners of the adjacent properties are responsible to cutting back the vegetation.

230412.13 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]

A member of the public asked if the Council could arrange some defibrillator training. The Chairman advised that he is currently looking into this.

230412.14 Correspondence
None

230412.15 Date of Next Meeting
The Annual Meeting of the Council will be held on Wednesday 17 May at 7pm.

.....
Chairman

Item 6.1**Expenditure**

Payment type	Payee	Details	Amount
Standing Order	Salaries	March	£789.72
Online	HMRC	PAYE	£247.60
Online	Powderham Estate	Half yearly rental for allotments	£650
Deducted from first instalment of precept	DALC	Annual subscription	£298.22

Income (5 March – 4 April 2023)

Date received	Received from	Details	Amount
6 March 2023	Kenton Dementia Friendly Village	Balance of closed account ringfenced for future needs	£1232.33
March/April	Various	Cemetery	£1750

Bank Balance at 5 April 2023

Current account	£46,937.06
------------------------	------------