

KENTON PARISH COUNCIL

Minutes of the Parish Council Meeting held in Kenton Victory Hall on Wednesday 11 September 2024 at 7.30pm

Present

Councillor D Blount (Chairman), H Bright, J Hare & K Savill

Also present

Suzanna Hughes (Clerk), County Cllr Connett, District Cllr Taylor, Jonathan Lasker (Ivy Education Trust) and 8 members of the public

240911.01 Apologies for Absence

None

240911.02 Open Forum

A resident commented on the speed of traffic through the village and the need for traffic calming measures. Highways might be inclined to look at the issue now that the school is moving to the playing fields thus potentially increasing the number of children crossing the road.

240911.03 Declarations of Interest

There were no interests declared.

240911.04 Ratification of Minutes

Members received the minutes of the Parish Council meeting held on 10 July 2024. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

240911.05 Reports

5.1 Police Report and Community Speedwatch

In the period, 1 – 31 August 2024, there was 1 recorded offence in Kenton:

- RTC (damage only).

It was also noted that glass has been smashed in the defibrillator kiosk and The Dolphin Inn which has been reported to the police.

5.2 County Councillor's Report

Cllr Connett advised that he has chased Highways about the cutting and clearing of the hedge on Kenton hill from Kenton View to the Victory Hall. He has also chased Powderham Estate requesting that they cut their hedges from the Farm Shop entrance through to South Town. The sides have been cut but the bottom section which protrudes on to the pavement hasn't. Cllr Connett suggested that Powderham should be approached about cutting the hedge before the bird-nesting season.

With regard to the relocation of the school, the Trust has asked him for some help with information relating to the planning background to the field. Had the Local Plan ever identified the field for education use? It was noted that planning consent for a school was granted by DCC in February 1983 but it was never built. Whilst this has now lapsed, it sets the context for any new use and would be helpful to convince a planning authority that the field has an education use. The Trust is able to apply to either TDC or DCC for planning consent as they are both planning authorities.

The main road through Kenton was closed this week for gulley sucking and drain clearing. Work is being done to restore the footpath along Brook Path. Whilst the U channel was not possible, there is now contentment between DCC and the other riparian owners about the way forward. With regard to the longer term flood resilience concerns, work on flood modeling continues at DCC and is likely to take 3-5 years. The severity of the flood in Kenton, however, has made DCC prioritise flood resilience work in Kenton.

The Chairman reported that the Slittercombe Lane flooding continues. DCC say the drain has been cleared but it continues to flood. Cllr Connett has sent photos to DCC and will continue to follow this up.

5.3 District Councillor's Report

Cllr Taylor advised that the new government's formula for housing need has increased the housing numbers required to be built per year in Teignbridge from 720 to 1066. The Teignbridge Local Plan has already been submitted, however, and therefore, should the Plan be accepted, the housing numbers will remain at 720 for the next five years until the Local Plan is reviewed.

He noted that The Dolphin Inn has been relisted as an Asset of Community Value. With regard to the Untidy Site notice, he has been advised by the Enforcement officer that works are being undertaken and whilst they are being undertaken TDC will take no further action. The Chair advised that no work is being done, windows have been broken and the property is a disgrace. If the Parish Council is concerned about further degradation, it should be reported to the Enforcement officer. He has also received an email from a resident asking whether the Council intends to revisit the resurrection of a community facility. The Chair advised that the Community Interest Company which was set up is still in existence but until we know what the owners of the Inn intent to do, there is nothing the Parish Council can do.

The Chair advised that the willow tree on TDC land at the end of Slittercombe Lane is overhanging the road and needs trimming. Cllr Taylor agreed to report it.

5.4 Volunteer Flood Warden's Report

The Brook has been walked. Blocked drains were identified in Mamhead Road. These were reported and the gulley sucker has now cleaned them all out.

5.5 Action Reports

None

240911.06 Playing Field & Hard Court

6.1 Jonathan Lasker (Ivy Education Trust) updated members on plans for the school.

The Department for Education has approved the Trust's submission for the school rebuilding programme. The approved budget is £8m. The long-term aspirational plan is that this will be sited on the playing field and the Trust are now looking at understanding the planning situation including whether it was an option to insert something into the Local Plan.

With regard to the temporary school, he thanked residents for their ongoing support and assured them that the area would be made good once the works have been completed. It is hoped that the temporary accommodation will be handed over on 28 October. There will then be a period of stability for the next 2-3 years whilst they look at the rest of the project.

County Cllr Connett asked whether there is an intention to have a pre-school. Jonathan advised that it is their intention to include a pre-school in the permanent building. If there is capacity in the temporary cabins, they would look to do something sooner rather than later.

Due to time constraints and the need to progress with the project quickly, Portakabin will be submitting a retrospective planning application for the temporary buildings. It is unclear at this stage whether there will be any further consultation with residents but the Trust is, of course, keen to listen to any concerns.

District Cllr Taylor made reference to the Kenton Neighbourhood Plan, specifically policy K ED1 which states:

Any proposal to build a new school and pre-school will be supported subject to other policy considerations in the development plan. Development proposals for a new school within the existing playing field and Local Green Space will only be acceptable if there is no other possible sites in the village and replacement playing fields are provided that are of equal or higher quality in terms of design, accessibility and parking. Any new educational facility should be made accessible to the wider community as a community hub to improve the health and wellbeing of the local community.

The Chair advised that the lease between the Trust and the Parish Council will need to be varied. It was noted that the community would still be able to access part of the hard court out of school hours and when the temporary structures are dismantled, the hard court will be handed back to the Parish Council in good order. Jonathan confirmed that the project team will pick this up with the Parish Council.

The contractors will be installing a fence line to prevent access to the rear of the hard court. The broken timbers/fencing will be removed.

There is an intention to engage with parents to ensure they understand the impact of dropping off and collecting on residents in East Town Lane and to encourage them to use the village car park and/or walk when possible. It was agreed that the temporary school will allow the school to observe learned behaviour. As a result of this, it might be that designated parking bays somewhere in the village may need to be included in the plans for the permanent school. Cllr Connett also expressed concern about children crossing the A379 from Torrington Place; highways issues need to be considered to ensure the safety of children crossing in this location.

240911.07 Brook Path

The Chair advised that work has now started on Brook Path. A compromise was reached between DCC and Victoria Close residents as to the extent of the works. A water pump has been sited at the entrance to Brook Path and water from the brook is being diverted whilst work takes place. It is estimated that the work will take 7-10 weeks. DCC will reinstate the gate at the entrance to Brook Path. It is recommended that the collapsed wall is replaced with a fence or railings so that water can flow through. It was suggested and agreed to ask the contractors to install something suitable whilst they are on site. The clerk will contact Tarl Martin, DCC Engineer, for his advice and members would liaise with the owner of the Old Bakery about design.

240911.08 Planning

8.1 New planning applications/appeals

None

8.2 Decisions

8.2.1 24/01132/HOU – 15 Bramley Close, Kenton Addition of a front porch

Members noted that TDC has granted conditional planning permission.

8.2.2 24/00817/LBC – 1 Court Hall, Mamhead Road, Kenton Refurbishment works to include installation of a concrete slab and reinstatement of timber floor joists

Members noted that TDC has granted conditional Listed Building Consent.

8.2.3 25/01256/AGR – Land at Black Forest Lodge, Kenton General purpose agricultural building

Members noted that TDC has determined that Prior Approval is not required.

240911.09 Finance and Governance

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

240911.10 Car Park, Triangle & Cemetery

10.1 Members noted that three panes of glass in the defibrillator kiosk have been smashed. Peter White has kindly replaced these.

10.2 It was agreed to remove and dispose of the interpretation panel from the car park. It was agreed to look at removing it with volunteer help.

10.3 The Chair advised that he regularly checks the sandbag store to ensure there is an adequate supply of sandbags and salt. He also checks the bottle bank and requests that it is emptied when full.

240911.11 Climate and Biodiversity

Emma Hare reported that a community group has formed to take the lead on climate and biodiversity matters in the parish. The group, known as the 'Kenton Nature and Green Spaces team', is currently very small and would welcome more volunteers. The purpose is to contribute to enhancing green spaces in and around Kenton using good environmental practices for the benefit of residents, natural environment and wildlife supporting Kenton Parish Council. It may also make recommendations to the Parish Council about ensuring its policies and procedures are consistent with good practice and enhancing sustainability and biodiversity with a view to creating managed, wild, green spaces. The group has reached out to a number of people whose advice has been very useful including Chis Britton (Kenton in Bloom), John Perkins (Churchyard team), Shirley Cowell (KVA), Charles Courtney and Derry Tydeman (Powderham), Jeremy Pyne (Exminster Green Spaces) and the Teignbridge Wildlife Warden network.

It was agreed that the group would operate as a sub-group/Working Party of the Parish Council. Terms of Reference are being worked on. A question was also asked about risk assessment training; the clerk would find out more about what would be required by the insurers. There was a request to have a main point of contact on the Parish Council; it was suggested that it would be ideal if a member of KN&GS joined the Parish Council. With regard to Harmony Meadow, the clerk would forward a copy of the plan of the memorial trees. It is also understood that there is also a 10 year plan for Harmony Meadow which the group would like to access.

There was a short discussion about a triangular section of land at the far end of the new part of the cemetery and whether this could be left wild. It was agreed to ask the contractor not to mow this section. It was also suggested that a maintenance plan be sketched out to show mown and wild areas; this would be particularly useful for the contractor.

240911.12 Highways and Footpaths

Residents are encouraged to report all potholes:

<https://www.devon.gov.uk/roads-and-transport/report-a-problem/report-a-pothole/>

12.1 Cllr Savill advised that most of the residents in Lumley Close have cut their hedges now and his would be done during October. There is still concern about the base of the hedge encroaching into the highway which has been reported to DCC. The Chair would follow this up.

12.2 The Chair advised Derry Tydeman (Powderham) that greenery is growing over the wall behind the bus shelter at the entrance to the Farm Shop. It is growing over the footpath and could potentially damage the bus shelter. Derry advised that he would need to clarify ownership and responsibility but he would be happy to look at it.

240911.13 Correspondence

13.1 Members received and noted regarding the Mobile Boost Scheme.

13.2 Members received items of correspondence from a resident regarding the flooding. It was agreed that the clerk would send a short response acknowledging receipt, updating him on progress to date and reminding him of the Parish Council's particular responsibilities.

240911.14 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]

Derry advised that it was Powderham's 700th birthday next year; they will be engaging in some community consultation about how people would like to celebrate.

A resident commented on a drain at the turning into Orchard Way. She suspected that there is a break in the drain under the tarmac and the escaping water is causing the tarmac to dip. The Chair advised that he would have a look.

240911.15 Date of Next Meeting

The next meeting of the Parish Council will be held on 9 October 2024 at 7.30pm.

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Chairman

11 September 2024

Item 9:

Expenditure

Payment type	Payee	Details	Amount
Standing Order	Salary	Aug & Sept	£1057.64
Online	Plant Tech	Grass cutting – July & Aug	£960
Online	P White	Replacement glass in defibrillator kiosk	£13.97
Online	PKF Littlejohn	External audit	£378
Online	Powderham Estate	Half yearly rental of allotments	£650
Online	RBL	Poppy wreath	£20

Income (6 July – 6 September 2024)

Date received	Received from	Details	Amount
July & Aug 2024	Various	Cemetery	£270

Bank Balance at 6 September 2024

Current account	£45,249.22
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