

KENTON PARISH COUNCIL

Minutes of the Parish Council Meeting held in Kenton Victory Hall on Wednesday 9 October 2024 at 7.30pm

Present

Councillors D Blount (Chairman), A Bryant (from item 2), R Calderwood (from item 2), J Hare & K Savill

Also present

Suzanna Hughes (Clerk), County Cllr Connett and 9 members of the public

241009.01 Apologies for Absence

- Cllr Bright
- District Cllr Taylor

241009.02 Co-option of New Members

Members received two applications from Andrew Bryant and Robin Calderwood to join the Parish Council as co-opted members. Having confirmed their eligibility, Andrew and Robin were co-opted. They signed their Declaration of Acceptance of Office and immediately joined the meeting.

241009.03 Open Forum

A resident noted the erection of the temporary school buildings and was pleasantly surprised by the layout and how well it had been planned. He was pleased to see that not too much of the playing field has been taken up.

He commented on the narrowing of the lane from the top of Warborough Hill to St Annes and asked whether the Parish Council can give consideration to requesting whether another layby can be cut into the field to reduce the amount of reversing that vehicles are having to do. The Chair advised that the Council has noted that the base of the hedges are now protruding which means that around two feet of the original road width has been lost. DCC have looked and it hasn't reached the limit at which they would take action to reduce the hedge. The Parish Council will follow up this suggestion, however.

With reference to the pavements outside the school from the Rodean and church, he advised that the kerbs were lifted up around 6 months ago, semi-tarmacked over and a contractor was going to come back and put an emulsion over the total surface to seal it. This has not yet been done. The double yellow lines from the almshouses towards the Rodean and other areas is also behind schedule. Cllr Connett made a note to follow these matters up.

He is in the process of voluntarily painting the seats on the Triangle. One of them is currently in his garage if anyone is wondering where it is.

He asked about the speed camera outside Powderham. If it is not working, can it be removed? Cllr Connett suggested that the Parish Council joins him in lobbying Vision Zero to remove it.

He asked about the sweeping of the Autumn leaves. This is part of the maintenance contract with Plant Tech.

He will revarnish the Exeter bound bus shelter in due course.

Some residents were in attendance to speak to about the planning application to be considered at item 8.1. The Chair advised that he would invite them to speak at that item.

240910.04 Declarations of Interest

There were no interests declared.

240910.05 Ratification of Minutes

Members received the minutes of the Parish Council meeting held on 11 September 2024. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

240910.06 Reports

6.1 Police Report and Community Speedwatch

No report

6.2 County Councillor's Report

Cllr Connett advised that whilst work continues on the temporary school, background work on the planning for a permanent school continues. Eventually, a planning application will be submitted to TDC.

A list of proposed traffic orders has been published. In Kenton, it is proposed to extend 'No Waiting at Any Time' on the north-west side of Church Street outside the Almshouses by 10m (to prevent obstructive parking).

6.3 District Councillor's Report

Cllr Taylor had given his apologies. The Chair noted that the weeping willow at the end of Brook Path on Slittercombe Lane which had been reported last month has still not been cut back. He will follow this up.

6.4 Volunteer Flood Warden's Report

The brook above Slittercombe is clear of obstructions and no gulleys are currently blocked. However, downstream of Slittercombe, to the footbridge over the River Kenn, there is solid weed bank to bank which is slowing down the flow and could cause back-up. He asked that the Parish Council writes to Powderham asking them to clear the weed. The clerk advised that she had written today and they will look and come back to us.

6.5 Kenton Nature and Green Spaces (KN&GS)

Annette Grahns-Doan advised that Terms of Reference have been drawn up for the group so that everyone is clear on the purpose of the group. It is focused on trying to improve and enhance things around the village starting with Harmony Meadow. They intend to meet on the first and third Sunday of the month in Harmony Meadow to look at what they can do. A couple of logos have been submitted and they will be opening up to the school to contribute to this as well. It is proposed that the Parish Council approves the placement of four benches though no costings have been obtained yet. The Chair suggested that the residual funds from Dementia Friendly Village could be used for this. Cllr Calderwood has offered to be the Parish Council's representative on KN&GS. He will do some research on the benches. Anette also advised that the group are speaking to other members of the community to find out the key things which impact nature and the environment in Kenton. This will enable the group to define what the group focuses on after Harmony Meadow.

6.6 Action Reports

None

241009.07 Finance and Governance

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

241009.08 Planning

8.1 New planning applications/appeals

8.1.1 24/01406/LBC – 3 Ford Farm Court, Mamhead Road, Kenton
Flue (retention of) and proposed replacement of existing skylights with new skylights

The Chair invited residents to put forward their comments in relation to this application. He also advised that he and Cllr Bright had visited the site themselves. Having listened to residents' concerns, it was agreed that the Parish Council would object on the following grounds:

- **Visual impact of the design of the flue in the Conservation Area and impact on adjacent listed building**

Members did not feel that the size and design of the flue enhances the Conservation Area in any way. It also has a negative impact on the adjacent listed building.

The Kenton Neighbourhood Plan states at Policy KBHE2:

'Within and surrounding the Kenton Conservation Area any development should preserve and enhance the Conservation Area and make a positive contribution to the significance of heritage assets and their setting, and have regard to the most recent Kenton Conservation Area Character Appraisal.'

- **Environmental health impact on neighbouring properties**

Smoke is collecting and becoming trapped in the enclosed courtyard garden at Ford Farm. Neighbours are also being impacted inside their homes with smoke from the woodburner entering the loft space and spreading into bedrooms and living spaces.

Members also agreed to request that the application is called in and determined by the Planning Committee should the planning officer be minded to approve it.

8.2 Decisions

None

8.3 Enforcement/Building Control

The clerk advised that she had received responses from TDC's Enforcement Officer and Building Control regarding The Dolphin Inn advising:

Enforcement:

In this instance an Untidy Land Notice was served that set out a list of works that were considered to be the minimal required to improve the appearance of the property. It was considered that the works listed in the Notice were carried out to comply with the Notice. As such no further action was taken.

I appreciate that since then no further works have been carried out to maintain the building which has meant the condition has been allowed to deteriorate. As such I will have a look at the building when I am next in the area to see if a further notice should be served.

Building Control:

Whilst the building is clearly neglected and will only get worse over time (at least until a suitable planning decision can be reached for its future use) at the current time I consider that there is nothing about the building which I consider to be sufficiently poor to warrant

the serving of notices under the dangerous structure sections of the Building Act, which would be our only route to resolving any specific safety concerns. We would only consider taking specific action under the Building Act if there was a significant risk to the safety of persons inside or lawfully around the building.

241009.09 Brook Path

The Chair advised that he and Cllrs Hare and Bright had met with Steve Cowell to agree a specification for a safety barrier adjacent to the gate leading on to Brook Path outside The Old Bakery. The agreed fencing specification will allow water to flow through. Quotes will be obtained.

241009.10 Car Park, Triangle & Cemetery

10.1 Cllr Calderwood advised that he has removed the interpretation panel in the car park but hasn't yet been able to dispose of it.

10.2 The agreement for the EV chargers have been signed; planning permission will now need to be obtained as they will be sited in the Conservation Area.

10.3 There was a general discussion about things in the village which either need checking or require work being carried out. The clerk suggested the reinstatement of the village inspection checklist.

241009.11 Playing Field & Hard Court

There has been a lot of activity to install the temporary school buildings and everything is going well.

The equipment remains the responsibility of the Parish Council and requires regular visual inspection to ensure it is safe. The clerk will circulate the inspection checklist to members so that this can be reinstated.

241009.12 Defibrillators

The Chair proposed the purchase of another set of pads to ensure that there is always a spare set should the defibrillator be used. This was agreed.

241009.13 Service of Remembrance

The Chair will read the Roll of Honour; Cllr Calderwood agreed he would lay the poppy wreath if he is available.

241009.14 Highways and Footpaths

Residents are encouraged to report all potholes:

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

The clerk had reported the presence of Japanese knotweed believed to be on land belonging to Powderham. There were no other new highways/footpaths issues other than those discussed in the open forum. Those matters previously reported to Powderham would be followed up.

241009.15 Correspondence

None

241009.16 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

241009.17 Date of Next Meeting

The next meeting of the Parish Council will be held on 13 November 2024 at 7.30pm.

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Chairman

9 October 2024

Item 9:

Expenditure

| Payment type | Payee | Details | Amount |
|----------------|------------|---------------------------------|---------|
| Standing Order | Salaries | October | £528.82 |
| Online | HMRC | PAYE (Q2) | £13.80 |
| Online | Plant Tech | Grass cutting – September | £480 |
| Online | P White | Paint, brushes and masking tape | £37.39 |

Income (7 September – 4 October 2024)

| Date received | Received from | Details | Amount |
|---------------|---------------------------|------------------------------|------------|
| 18 Sept | Sillifant & Sons | Cemetery | £315 |
| 18 Sept | Kenton Village Allotments | Half yearly rent | £487.50 |
| 27 Sept | TDC | Second instalment of precept | £26,795.50 |

Bank Balance at 4 October 2024

| | |
|-----------------|------------|
| Current account | £71,256.43 |
|-----------------|------------|