

# KENTON PARISH COUNCIL

## Minutes of the Parish Council Meeting held in Kenton Victory Hall on Wednesday 12 February 2025 at 7.30pm

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### Present

Councillors D Blount (Chairman), H Bright, A Bryant, R Calderwood, J Hare, K Savill and S Godwin (from item 2)

### Also present

Suzanna Hughes (Clerk), County Cllr Connett and 26 members of the public

#### 250212.01 Apologies for Absence

- District Cllr Taylor

#### 250212.02 Casual Vacancy

Members received an application to join the Parish Council. Having confirmed her eligibility, members agreed to co-opt Susan Godwin. She signed her Declaration of Acceptance of Office and immediately joined the meeting.

#### 250212.03 Open Forum

A resident advised that there only one street lamp is working in the car park. The one nearest to the recycling skips is the only one working.

There is debris on the pavement on Exeter Hill. The clerk agreed to report this.

The flooding in Slittercombe Lane is still occurring. It was suggested that the bank could be dug out to create a natural soakaway. Cllr Connett advised that the flooding has been reported to DCC a number of times. It was agreed that the volunteer community group 'Red Barrows' will look at this.

Chiverstone Lane (out to Chiverstone Farm from High Street) is covered in mud and the bank is being undermined. There are also a number of potholes underneath the mud. The clerk agreed to report this.

The Chair of the School Parents' Association requested that that the location of the crossing is changed. Now that the school has moved to its new location, children are less inclined to use the existing crossing. Cllr Connett offered to discuss this with them outside the meeting.

A resident advised that they had written to Powderham Estate about their trees which are growing over the residents' boundary but were not getting a response. It was suggested by a resident that they contact Stephanie Lewis.

#### 250212.04 Declarations of Interest

There were no interests declared.

#### 250212.05 Ratification of Minutes

Members received the minutes of the Parish Council meeting held on 8 January 2025. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

#### 250212.06 The Dolphin Inn

Members noted that on 30 January 2025, TDC received notification from Dare Utility Services (the owner of The Dolphin Inn) of their intention to dispose of this asset. Under the Community Right to Bid, an interim moratorium period is now in place for a six-week period. This expires at

5pm on 11 March 2025.

The Parish Council and/or any other local community interest group now has the opportunity to request in writing that it wishes to be treated as a potential bidder for the asset; this will bring the full moratorium period into force and means that Dare Utility Services may not dispose of their asset during the 6 month full moratorium period (except to sell to a local community interest group).

The Chairman opened the meeting to members of the public. He invited Dave Smith (Chairman of the Community Interest Benefit Society which had been set up in 2020 when The Dolphin Inn was previously on the market) to speak to the meeting. He advised that the Society still exists but would require a new Chair, Treasurer and Secretary. The two main challenges are: the community ownership fund is no longer available and at the end of the process they are under no obligation to sell to the community and there has been no communication with the current owner in the last 5 years.

After a general discussion amongst those present which demonstrated an appetite in the community to further explore options, it was proposed to hold a public open meeting in Victory Hall on 4 March.

In the meantime, it was agreed that the Parish Council requests in writing that it wishes to be treated as a potential bidder thus bringing the full moratorium period into force.

## **250212.07 Reports**

### **7.1 Police Report and Community Speedwatch**

In the period 1 – 31 January 2025, there were two recorded offences in Kenton: 1 x Fraud (civil issue) and 1 x Road Traffic Collision.

### **7.2 County Councillor's Report**

County Cllr Connett advised that the redundant speed camera outside the entrance to Powderham Estate has now been taken down.

### **7.3 District Councillor's Report**

No report

### **7.4 Volunteer Flood Warden's Report**

Robert Neill advised that the gullies outside the school building continue to be blocked despite having been reported several times. Cllr Connett agreed to follow this up. The volunteer community group, Red Barrows, has started to remove the sandbags from the centre of the village but they have been unable to contact the owners of a couple of the properties yet.

A meeting of the Kenton Flood Prevention Scheme volunteers was held last night: it is proposed to plant willow saplings on Powderham land to create a series of leaky woody dams in the bed of the brook upstream from Ford Farm. This will reduce the amount of brook water flowing into the village via Ford Farm. This will require permission from Powderham Estate and it was agreed that the clerk would write seeking this.

### **7.5 Kenton Nature and Green Spaces (KN&GS)**

Cllr Calderwood gave a report on behalf of KN&GS. The pathways in Harmony Meadows have been finished with free woodchip. Bulbs have also been planted. They have used some of the Green Futures grant to purchase these bulbs as well as a hedgehog home and bird houses. They still need to repair the benches and the noticeboards and will be looking to do this next. They have also had a meeting with the Wildlife Warden and the Landmark tree has been planted. They are looking at sourcing some more funding from Green

Futures. They are still looking at providing new benches for Harmony Meadows and by the brook. It was also proposed that the group could liaise with the school on its future plans to improve green spaces.

#### 7.6 Action Reports

None

#### 250212.08 Finance and Governance

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

#### 250212.09 Planning

##### 9.1 New planning applications/appeals

9.1.1 25/00123/LBC – 1 Court Hall, Mamhead Road, Kenton  
Strengthening works to internal partition walls

Members had no objections to this application.

9.1.2 25/00118/LBC – Middle Court Hall, Mamhead Road, Kenton  
Re-slatting of roof slopes

Members had no objections to this application.

9.1.3 25/00040/HOU – Hastoe House, 21 Sunnybank, Kenton  
Replacement of the failing retaining wall between the property and the public footpath on the west side

Members had no objections to this application.

9.1.4 25/00039/CAN – Pirates Retreat, Exeter Hill, Kenton  
Removal of 2 mature birch trees

Members had no objections to this application.

##### 9.2 Decisions

None

##### 9.3 Other

Members noted that the application at 3 Ford Farm Court, Mamhead Road, Kenton, for retention of flue and proposed replacement of existing skylights with new skylights (24/01406/LBC) has been withdrawn. The flue will now be removed and the roof returned to its original condition, the uPVC windows will be returned to wood and the wooden Velux windows will be replaced like for like. This will be covered with a new application for Listed Building Consent.

#### 250212.10 Ivy Education Trust

The Chairman reported that he had met with Jonathan Lasker who updated him on various matters:

The gate will be situated just past the junction where the footpath veers off to the right. It will prevent unwanted access to the school but will allow enough space for prams and pushchairs etc to access the playing field.

The existing fencing is going to be repaired and fencing will also be installed to stop people from accessing the area where the current fencing has collapsed.

The hard court will be available for residents to use shortly once equipment has been removed.

The field will be available for village shows such as May Day.

He also raised the matter of the lease between the Trust and the Parish Council which now needs to be varied. The Trust had suggested that the school takes over the responsibility for the equipment. The Chairman stressed that it is important that the amenities remain available for the whole village and would therefore be concerned about handing over responsibility for the facilities to the school. He is awaiting a further update from Jonathan Lasker.

It was observed that currently there is no bin on the playing field. The school removed the bin and it is therefore its responsibility to reinstate it.

The Chair of the Parents' Association spoke about the play equipment in the old school which they had fund raised for but, since the flooding and the subsequent relocation of the school, is now not being used. Much of this equipment was built for the space and the matter is being followed up with the insurers. However, an offer has been made to reinstall the monkey bars, which the children love, on the playing field. As there were issues around ownership and ongoing liability, she was asked to put the proposal in writing for the Parish Council to consider.

The Chairman advised that the Ivy Education Trust is looking at ways to terminate its lease of the old school building on Mamhead Road. It was clarified that the building is leased from Kenton Parish Lands Trust. The income generated from the rent is then invested into the maintenance and upkeep of the parish church.

#### **250212.11 Car Park, Triangle and Cemetery**

##### **11.1 EV charging points in car park – update**

The Chair attended an on-site meeting with relevant parties regarding the installation of the charging points. It is intended to move the sandbag store forward by two feet and install a power source behind it. The next stage is to apply for planning permission.

##### **11.2 Request for a memorial plaque in cemetery**

Members considered a request for a memorial wall plaque for someone not interred in the cemetery. The request was agreed.

##### **11.3 The clerk advised that the tree survey would be carried out on 13 March.**

#### **250212.12 Slittercombe Pumping Station**

In response to the Parish Council's letter sent after the last meeting, South West Water has advised that the catchment that Slittercombe SPS serves is currently under an infiltration investigation process with the aim of preventing any surplus groundwater entering the system and using up valuable capacity in the network. Regarding the power supply, the monitoring equipment installed in the SPS will ensure that any future interruptions are acted upon with urgency, and thereby preventing any significant impact on our customers and the environment.

SWW apologises for any inconvenience caused by tankers. They appreciate this is not an ideal situation, and they are keen to let our customers know that they are working hard to address the situation.

#### **250212.13 Playing Field & Hard Court**

Matters relating to the playing field and hard court had already been discussed.

#### **250212.14 Village Inspection**

A resident informed the Parish Council that the information board on the Triangle is the responsibility of the Parish Council. It was a joint project with Exminster around 10 years ago. The artwork was produced by Freeline Graphics and a quote should be sought from them to update the current artwork.

**250212.15 Highways and Footpaths**

*Residents are encouraged to report all potholes:*

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

There were no further matters other than those already reported in the open forum.

**240212.16 Correspondence**

None

**240212.17 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

**240212.18 Date of Next Meeting**

The next meeting of the Parish Council will be held on 12 March 2025 at 7.30pm.

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**Chairman**

**11 FEBRUARY 2025****Item 8:****Expenditure**

<b>Payment type</b>	<b>Payee</b>	<b>Details</b>	<b>Amount</b>
Standing Order	Clerk's salary & disbursements	February	£545.28
Online	Plant Tech	Grass cutting – January	£480
Online	A Bryant	Bulbs for Harmony Meadow	£17.50
Online	P White	Oak posts	£75.60

**Income (4 January – 8 February 2025)**

<b>Date received</b>	<b>Received from</b>	<b>Details</b>	<b>Amount</b>
December	Cemetery	Cemetery	£270

**Bank Balance at 8 February 2025**

<b>Current account</b>	£68,464.87
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