

**KENTON PARISH COUNCIL**  
**Minutes of the Meeting of the Parish Council**  
**held at Victory Hall, Kenton on**  
**Wednesday 14 February 2018 at 7.00pm**

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**Present**

Cllrs C Thompson (Chairman), D Appleton, D Blount and H Hutchings

**Also present**

Suzanna Hughes (Clerk) and one member of the public.

**The meeting was opened by the Chairman at 7.00pm.**

**180214.01 Apologies for Absence**

- Cllr Maguire-Walker
- Cllr Randall
- Peter White
- PC Rob Harvey & PCSO Adrian Ovreiu

**180214.02 Open Forum**

No members of the public were present.

**180214.03 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. Unforeseen requests for a Dispensation to be considered at this point only if there was no way a Councillor would have been aware of such before the meeting.

There were no declarations of interest or requests for dispensations.

**180214.04 Ratification of Minutes**

Members present received the minutes of the Parish Council meeting held on 10 January 2018. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

**180214.05 Police Report**

**Reported crimes from 09/01/18 – 13/02/18**

**Kenton (3 crimes)**

- Sexual Abuse – Historic report of abuse on juvenile male. Under investigation
- Littering – Female filmed fly-tipping in Mamhead. Under investigation by Council.
- Harassment – Domestic related. Female victim claiming ex is harassing her by serving court papers in person. No further action.

**Powderham (0 crimes)**

**180214.06 District/County Councillor's Report**

No report.

**180214.07 Action List Report**

Members reviewed the action list and noted outstanding actions.

**180214.08 Village Tidyman Report**

Peter White made the following observations:

- All grit bins have been checked and they are full but there are only approximately 30 sandbags in the container. It is suggested that some more are ordered.
- The bamboo has all been cleared away in the car park.
- The plaque has now been fixed to the wall just inside the gate as discussed previously.
- The cemetery gates have been taken away for refurbishment.
- Mrs Sykes's headstone and separate slab have been installed.
- The drain is completely full on Warborough Hill just below the turning into Lumley Close. DCC Highways has been informed.
- The street light number 257/15 outside number 9 Sunnybank is on all day. It is owned by Teign Housing and they have been informed.

## **180214.09 Delegate Reports**

### **9.1 Dementia Friendly Village:**

Cllr Blount reported that there had been no meeting in January. The next Reflections Café will be on Saturday 17 February at which they will show 1950s films as well as have a chat and a sing-song. At a future Café, it is hoped that the diocese will be giving a talk on loneliness. A joint quiz with Kenton Village Allotments is being arranged to raise funds for the sensory garden.

### **9.2 Friends of the Field/Community Forum:**

Cllr Appleton informed members that Friends of the Field have been send details of the grant funding opportunity which had been circulated by the clerk. He has suggested that they give an update of their plans at a future meeting of the Parish Council.

### **9.3 Local Listings Project:**

There was no update.

## **180214.10 Finance and Governance**

10.1 Invoices for payment - it was agreed unanimously that the payments, as listed in the supporting documents (attached), be approved and cheques signed.

## **180214.11 Planning**

### **11.1 New applications:**

#### **11.1.1 17/02117/FUL – Chi Restaurant and Bar, Fore Street, Kenton**

Conversion of restaurant, bar and guest rooms to nine self-contained apartments together with provision of amenity space and parking

After discussion, members agreed to object to this application on the following grounds:

- The proposal goes against the Teignbridge Local Plan as laid out by the officer in their report. It also goes against Kenton's own emerging Neighbourhood Plan with regard to affordable housing. In its current form, it does not provide any affordable housing provision and is therefore contrary to Policy.
- Inadequate parking for the type and size of dwellings being proposed and with restricted access. The centre of Kenton has very limited on-street parking and the village car park, which is owned by the Parish Council, is already at capacity in the evenings and at weekends.
- The building has always been commercial premises offering local employment. Conversion into apartments would mean that local employment would be lost. Policy EC2 in the Local Plan states that 'loss of employment is only acceptable if the proposed replacement use has significant benefits which outweigh the loss of employment'. The application fails to explain how conversion of these commercial premises will outweigh loss of employment.
- Overdevelopment of the site. It is even more concerning therefore that there is an intention to retain part of the site for possible future development.
- Lack of amenity space and no private outdoor space.
- The Parish Council has noted that all bins will need to be put out on the

pavement on bin collection days. There is a concern that with a similar number of bins at Kenton Mews, there will be potentially 18 bins on the kerbside which are not only unsightly in the centre of the village but a health and safety issue.

- These have always been commercial premises offering valuable services to the community. Conversion into apartments would result in a reduction of services in the village. The 'take away' service is frequently used by Kenton residents.

**11.1.2 17/02787/FUL & 17/02788/LBC – Middle Court Hall, Mamhead Road, Kenton**  
Removal of two rebates to widen entrance

Members had no objections to this application.

**11.1.3 18/00194/FUL – Oak Farm, Kenton**  
New biomass building with bat migration area

Members had no objections to this application.

**11.2 Decisions:**

None

11.3 Members considered an approach to commenting on planning applications which fall outside the Parish Council meetings and for which an extension is not possible. It was agreed that an extra meeting would be arranged, and advertised in the usual way, to discuss these applications.

**180214.12 Neighbourhood Plan**

The Chairman reported that there had been no meeting this month. A new officer has been appointed at TDC and she is currently looking at the draft plan. The next meeting will be held on 21 February.

**180214.13 Village Maintenance**

Members considered whether they wished to accept the quotation from Neil Bygrave for ongoing maintenance of the village. It was agreed to accept his quotation (dated 11 October) for:

- Car park maintenance (June and September) - £180 per visit
- Rodean Bed maintenance (annual prune in October) - £195
- East Town Lane bus shelter (October) - £85

Members further agreed to review the position again in October.

**180214.15 Parish Trees**

Members received details of the case Cavanagh v Witley Parish Council and considered the possible implications this may have for the parish. It was agreed at the first step would be to obtain a map of parish land and then to identify the trees for which the Parish Council is responsible.

**180214.15 Kenn and Kenton Federation**

Cllr Appleton advised members that at a meeting on 8 February, the Governing Body had agreed unanimously to continue pursuing the path to becoming part of the Teignmouth Multi Academy Trust with a view to fully joining on 1 May. Members received and noted a response from DCC explaining the process of transferring the lease of the playing field from DCC to the Trust and agreed to write to the Trust to ask for its assurance that the terms of the lease will remain the same.

**180214.16 Playing Field/Hard Court**

Members received the play area inspection reports from Richard Grave together with quotations for repairs to the play area and equipment. It was agreed to accept the quotations (dated 30 January) as follows:

- Item 8B Climbing Wall – to repair using marine quality plywood - £74.07
- Item 20 – Replace second perimeter plank in hard court - £32.72
- Item 22 – Clear ingress of weeds and general detritus in toddler area - £21

**180214.17 Defibrillators**

Members were reminded that the defibrillator training seminar will take place on Saturday 3 March at 10.30am in Victory Hall. Members also discussed some publicity for the defibrillators. It was agreed that this should be pursued once the adopted telephone kiosk in the car park has been painted.

**180214.18 Annual Parish Meeting**

Members discussed different options and it was agreed to make a decision about date and format at the next meeting.

**180214.19 Highways and Footpaths**

The Chairman advised that a large lorry attempting to go up Church Street had made large ruts in the grass on the Triangle. It was agreed to ask Peter White if this could be repaired.

**180214.20 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]*

The Chairman advised that Kenton Twinning Association had been discussing a street party and it may want to close the road adjacent to the Triangle and/or use the Triangle. The intention was noted.

**180214.21 Correspondence**

21.1 Members received a letter from Powderham Estate in response to Kenton and Starcross Parish Councils' concerns about arrangements for this year's events. The Estate's assurances were noted. It was agreed to respond by advising that the Parish Council is looking forward to the public meeting referred to in the letter and requesting a copy of the events programme.

21.2 Members received a letter from John Castle advising that he no longer wishes to carry on with the role of snow warden. This was noted.

**180214.22 Date of Next Meeting**

The next meeting of the Parish Council will be held on 14 March 2018 at 7.00pm in Victory Hall.

The meeting was closed by the Chairman at 8.50pm.

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**Chairman**

**14 February 2018****Item 10:****Expenditure**

<b>Cheque no</b>	<b>Payee</b>	<b>Details</b>	<b>Amount</b>
000416	Simon Lord (SKL Devon)	Cemetery lych gates (50%)	£3,100
000417	Richard Grave	Playing field inspection (January) and repairs	£137.11
000418	Marsh Barton Security	Car park security patrols (January)	£16.80
000419	S Hughes	Mileage, postage, disabled parking sign	£49.11
000420	Exeter Tree and Garden Care (Neil Bygrave)	Application of wood chips to Rodean bed	£150
000421	Kenton Victory Hall	Hire of hall for defibrillator training	£27
Standing Orders	Payroll	Salaries (February)	£648.42

**Income (6 January - 7 February 2018)**

<b>Date received</b>	<b>Received from</b>	<b>Details</b>	<b>Amount</b>
Jan/Feb	Various	Cemetery fees	£1,390
31 January	Teignbridge District Council	Rural Aid	£1,000

**Bank Balance at 7 February 2018**

<b>Current account</b>	£31,223.03
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