

KENTON PARISH COUNCIL

Minutes of a Meeting of the Parish Council held on Zoom on Wednesday 13 May 2020 at 7.00pm

Present

Cllr Thompson (Chairman), D Appleton, D Blount, H Bright & G Dare

Also present

Suzanna Hughes (Clerk), Cllr Connett (from 7.30pm) and two members of the public

The meeting was opened by the Chairman at 7.00pm.

200513.01 Apologies for Absence

- Cllr Feller
- PC Harvey

200513.02 Open Forum

A parishioner informed the meeting that he was aware of a number of objections raised by local residents in relation to the planning application to be discussed at item 7.1 (20/00640/FUL - Little Court, Mamhead Road, Kenton - Formation of detached outbuilding/garage with workshop and attic room storage) and he is interested in hearing the Parish Council's view on the application. He considered that the application was not in keeping with the Kenton Neighbourhood Plan and the Conservation Plan. He believed the proposal to be unsympathetic in concept and execution and that the application is causing distress to neighbours who would be directly impacted by it.

A parishioner informed members that she had commented on the application on the TDC website. Her main concern was the impact of the development on the Conservation Area due to its size and scale.

200513.03 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.

200513.04 Ratification of Minutes

Members received the minutes of the Parish Council meeting on 22 April 2020. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

200513.05 Reports

5.1 Police Report

Reported crimes from 15/03/20 – 04/05/20:

Kenton (1 crime)

- Malicious Communications – Male youth being cyber-bullied by peers. Under investigation.

Powderham (0 crimes)

5.2 District/County Councillor's Report

No report.

5.3 Village Tidyman's Report

No report.

5.4 Delegate Reports

5.4.1 Dementia Friendly Village

Cllr Blount advised that was not a lot to report as lockdown continues.

Annette German and her daughter are spending many hours weeding and planting in the Sensory Garden and it is being well used and appreciated. Members are being regularly contacted by the committee to ensure that they are well.

Sadly, the Joint Chairman has had to step down as the lockdown has meant that her work has been restricted or stopped. This has meant that she is working around the clock to do alternative work to support herself and her daughter. In the meantime, Annette will continue as Chairman.

5.4.2 Community Forum/Playing Field

Cllr Appleton advised that the school now has permission from The Osprey Trust to commence the levelling work but the contractor is now not available until September/October. Members also received an email from the headteacher, Amanda Somerwill, about the water pipe running under the field which supplies a property adjacent to the field. The owner is looking to relay the pipe when the levelling work is carried out and is seeking permission to excavate an area which falls under the Parish Council's licence. Members agreed that this work could be carried out provided the concrete path is left intact.

5.4.3 Climate Change

Cllr Appleton advised that ACT would be happy to attend a public meeting when such a meeting is appropriate. He suggested that he started to generate interest in the parish by writing to local businesses and groups and putting an article in the newsletter. He also advised that the Climate Emergency group in Starcross would be very happy to work together with Kenton.

200513.06 Finance and Governance

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

6.2 Members considered quotations for renewal of insurance (3yr LTA ends 31 May 2020). It was agreed to accept the quotation from Pen Underwriting Ltd committing to a 3 year long-term agreement. The cost this year would be £730.

200513.07 Planning

7.1 New applications/appeals:

7.1.1 20/00640/FUL – Little Court, Mamhead Road, Kenton

Formation of detached outbuilding/garage with workshop and attic room storage

Members noted the comments made by members of the public in the open forum and having examined the plans themselves it was agreed that the Parish Council would object to the application on the following grounds:

- The proposed development will overtop the historic boundary wall by at least 2m and will therefore be overly prominent and will obstruct the

immediate aspect and outlook of all the properties in Belle Vue. It will also have a dominant and overbearing impact on other neighbouring properties.

- The application does not comply with the requirements of Policies KHBE 1 and KHBE 2 of the Kenton Neighbourhood Development Plan, or with Policy WE 8 of the Teignbridge Local Plan.
- The proposed development does not follow the guidance set out in the Conservation Area Character Appraisal for Kenton in that it will not contribute positively to the character of the area and the setting of nearby buildings.
- It is considered that some assertions in the applicant's Design, Access and Heritage statement are misleading. For example:

"....designed as a 1 and a half storey structure in order to reduce the height of the ridgeline to help conceal the outbuilding behind the tall boundary wall."

This acknowledges the obstruction but as the ridgeline overtops the wall by more than 2m, it is irrelevant.

"The roof profile has been designed with a cropped hip at each end to reduce the apparent height and visual impact on neighbours."

Again, this acknowledges the problem but the effect will be minimal for Belle Vue as the orientation of the building presents a hipped end towards these neighbours so that the full height of the roof will still be immediately obvious.

It was noted that if the planning officer is minded to approve the application, Cllr Connett has requested that it goes to the Planning Committee for determination.

7.2 Decisions:
None

7.3 Consultation: Teignbridge District Council - Draft Teignbridge Local Plan (Part 1) 2020-40
Deadline for comments is 15 June
Documents can be viewed online at www.teignbridge.gov.uk/localplanreview

Members discussed the draft Local Plan. It was noted that only Part 1 has been published so far. They supported the sections regarding Climate Change including the protection of the environment and connecting people with nature. It was agreed that the Kenton Neighbourhood Plan should be recognised in the Teignbridge Local Plan and that it should be the main document that is referred to in respect of future planning. The Chairman offered to draft a response to the plan and circulate it to members for comments.

200513.08 Village Maintenance

Whilst the village tidyman is furloughed, a quotation was received from Neil Bygrave to cut the grass in the cemetery, on the Triangle and the area adjacent to the Rodean. The cost for the initial cut would be £310. It was also agreed to accept the quote of £205 for a second cut to be undertaken a fortnight after the initial cut.

200513.09 Playing Field/Hard Court

The clerk advised that she has instructed the Play Inspection Company to proceed with the annual inspection of the play equipment.

200513.10 Highways & Footpaths

10.1 Members noted that a P3 grant of £500 has been awarded for maintenance of the footpaths.

10.2 No new issues were reported.

200513.11 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]

It was reported that there was a flooding issue on Slittercombe Lane with a pool of water collecting just before Combe Cottage. Cllr Connett that he had been informed of the issue by a local resident and had sent a photograph to Highways so that they could address the issue. Unfortunately, when Highways attended there was no water. Cllr Connett agreed to follow this up with Highways. Despite the water having drained away when they visited, the water had been there for a long time suggesting there was a problem with the drainage.

200513.12 Correspondence

None

200513.13 Date of Next Meeting

The next meeting of the Parish Council will be held on 10 June 2020 at 7.00pm.

The meeting was closed by the Chairman at 8.00pm.

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Chairman

13 May 2020**Item 6:****Expenditure**

Cheque no	Payee	Details	Amount
Taken from first instalment of the precept	DALC	Annual membership	£256.17
Standing Orders	Salaries	May	£702.37
Online	Powderham Estate	Revised rental for Allotments – half year in advance (£500 already paid)	£150
Online	Vision ICT	Accessibility statement	£102
Online	Ball Colegrave	Kenton in Bloom display	£268.81

Income (1 April – 1 May 2020)

Date received	Received from	Details	Amount
April 2020	Various	Cemetery fees	£620
7 April 2020	Kenton Victory Hall	Refund of deposit	£50
17 April 2020	DCC	Grant for bus shelter	£1500
21 April 2020	HMRC	VAT reclaimed	£4535.58
24 April 2020	TDC	First instalment of precept	£9561
29 April 2020	Kenton Village Allotments	Half year rental	£375

Bank Balance at 1 May 2020

Current account	£43,934.50
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