

Kenn Parish Council

Minutes of the meeting of Kenn Parish Council held on Tuesday the 9th of January 2024 7pm in the Kenn Centre.

PUBLIC OPEN DISCUSSION Eight members of the public in attendance .

It was agreed to stand down Standing orders to allow all attendees a chance to speak.

Representations were made by the applicants of application 23/01684/FUL for a mountain bike centre to be established on land leased from Forestry England, on the plantation area on Telegraph hill near Haldon Chalets. Spanning the area known as chalet woods between Holloway lane and St Andrews lane. Forestry England support the application as it is hoped it will formalise what has been an unofficial mountain biking area for some time, it was pointed out that there would be better control of the area and attract bikers into the area which would benefit the local economy. Points were raised regarding the management of the proposed facility including security , signage the likely numbers of mountain bikers projected to be attracted. Assurances were made that the applicants would revisit any areas of the application and work with the planning department of any adjustments deemed necessary.

The resident of Wild Haven raised concerns, and on behalf established local businesses impacted by this application that of Haldon Chalets and its residents also Haldon Grill. the council were informed all are opposed to the application.

The key issues are regarding the ecology of the area, a limited study has been submitted with the application, which ignores the nationally endangered species of European Nightjar, it is Known to inhabit the woods, the loss of habitat and breeding are would adversely impact this species. Also, the Deer that are known in the woods in large numbers, large scale activity in these woods would be detrimental to these animals and other species such as dormice. Other issues mentioned included the security of the site, possible out of trading hours use of the tracks creating noise disruption to nearby residents and illegal raves and gatherings taking place in the carpark area . Traffic conflict with other road users and pedestrians the substantial number of cars using the ninety-eight space car park.

Further comment was made that access for other users of the woodland, walkers, and dog owners, would be restricted by the number of bikers using the tracks restricting the free movements they currently have.

- 24/300 Councillors in attendance,** Cllr A Chislett chairman, Cllr P Westwood Vice Chairman,
Cllr C Salter, Cllr T Salter, Cllr H Mortimer,
County Cllr A Connett, (part) District Cllrs A Lake, C Nuttall (part)
- 24/301 Apologies for absence.** Cllr L Young personal reasons, Cllr B Stratton personal reason
Cllr P Gandy ill Health District Cllr J Parrott ill health

24/302 **Declarations of interest.** None declared.

24/303 **Dispensation requests regarding the code of conduct.** None requested

24/304 **Minutes of the meeting held on the 14th of November 2023.** Agreed & signed off.

24/305 **Matters raised by the Chairman**

The Chairman noted that the issues raised at the previous meetings on behalf of the parish had been addressed. No current issues.

24/306 **Clerks Report** The action points from the December meeting are all covered in the list below

TDC addendum comments submitted
Comment submitted on TDC CIL charging
Invoice sent to Company of HGV responsible for the verge damage.
Reply and action from EA regarding advice on flood prevention meeting date to set.
Emailed land agent re cutting hedge in Kennford now completed
Email received from Exmouth Motor Club re recent rally through the parish.
Broken pipe and raw sewage discharge in Kenn reply from SWW
DALC membership charge increase 2024
Peninsula transport consultation request
DCC library funding

24/307 **District and county councillors' reports,**

County Cllr Connett Reported concern regarding the DCC plan to move £500,000 grant money from the Housing infrastructure fund (HIF) to a project outside of the development area for which it was granted. The money was designated originally for a link road through the development. This will have major implication for the surrounding communities such as Exminster and Kenn, He will be questioning of the administration on the rationale of this plan.

Cllr Connett also reported on the Devon local cycling and walking infrastructure plans. Reference to Kennford, Exminster and Ide is made in the review but there appears to be no ambition in the plan to link these communities via walking or cycle with Exeter or Haldon. Continued conversation is being held with Devon highways regarding the poor condition of the trench work conducted at Gissons, a request that the contractors should be tasked with repairing the road surface has been made.

District Cllr C Nuttall Informed council that TDC were running a consultation on the proposed Budget 2024/25, he encouraged Councillors and the public to take part. The waste and recycling department had kept up well over the festive period with only minor delays in collection

District Cllr K Lake Informed council he had been chasing TDC environmental dept regarding the asbestos fly tip that has still not been cleared; he has been assured it will be gone by the end of the week 12th Jan.

Cllr Connett left the meeting to attend Kenton pc meeting, 7.40 **Cllr Nuttall** also left.

24/308

UPDATE ON KENN NEIGHBOURHOOD PLAN PROGRESS. The resident's questionnaire process has been completed with 62% of completed questionnaires returned. This is a particularly good result and would be even higher if empty and un occupied properties are considered. The forms are now with Devon Communities Together, who will produce an analytical report which will help the working Party prioritise the policies in the next stage of producing the NDP, next meeting of the working party is on Wednesday the 17th of January.

24/309

REPORT FROM THE OPEN SPACES GROUP; No report submitted

24/310

Planning.

APPLICATION: 23/01684/FUL

LOCATION: Telegraph plantation near Haldon Chalets

PROPOSAL: Mountain biking trail centre, comprising of car park and two Starting ramps. Following the discussion held in the public open session, and further discussion within council. **Comments to be submitted to TDC.**

- 1, The lack of detailed content in the Ecological report regarding known endangered species and other animals in the area.
- 2, The site security particularly outside of trading hours,
- 3, loss of free access for walkers and dog owners.
- 4, traffic congestion and conflict with other users and pedestrians using the access road to the site.

APPLICATION: 23/02209/MAJ

LOCATION: Telegraph Hill Kennford

PROPOSAL: Variation of conditions 1,2 and 3 of permission 23/00075/MAJ
Variation of condition one of permission 19/02225/MAJ
Removal of condition 19 Building height of 16/01423/MAJ
Automotive engineering premises (B2), B1, B8 and drive
Through units (A5) to amend scheme design and provision of
construction waste management plan and carbon reduction statement

Comment to be submitted to TDC Clarification of working hours

during construction phase of the application.

APPLICATION: 23/02215/HOU

LOCATION: Woolacott Cottage Kennford EX6 7TR

PROPOSAL: Alteration and extension to detached garage to form ancillary Accommodation.

Comment to be submitted to TDC Objection due to the loss of car parking facility and space in an already overcrowded location.

24/311 Planning decisions.

APPLICATION: 23/00251/HOU

LOCATION: Belford house Kennford

PROPOSAL: Two Air Source pumps Permission Granted

APPLICATION: 23/00252/HOU

LOCATION: Belford house Kennford

PROPOSAL: 12 Ground mounted PV panels Permission Granted

24/312 Accounts for approval.

EXPENDITURE Invoices for payment

Exe Estuary pest control Playbox Nov & Dec £ 65.82

Kenn Woman’s institute Replenish Emergency Box £ 17.09

Office expenses quarter three £ 168.25

Salaries December £ 1228.50

J Gosling Lengths man work conducted £ 82.40

INCOME

Unity Bank interest £ 412.81

24/313 Councillors reports No Reports

Meeting closed at :- 21.00 pm

Minutes agreed at the meeting held on the 13th of February 2024

Signed.....

Date.....

