

## **Minutes of the Council Meeting of Kenn Parish Council held on Tuesday 10<sup>th</sup> July, 2018, 7pm in the Kenn Centre, Kennford.**

**Present:** Cllr. Chislett (Chairman), Sue, David, Chris, Bridgitte, Richard Rainbow, John Goodey, 5 public clerk. Alan Connett.

### **1) PUBLIC DISCUSSION**

An opportunity for members of the public to make representations, answer questions and give evidence in respect of any item of business on the agenda. The period of time designated for public participation shall not exceed 15 minutes. (Standing Orders 1d and 1e).

Reminder that members of the public are not allowed to raise issues when Council is in committee.

Cannot park at the Weighbridge as 2 vans parked/living in the spot. This is possibly a Highways/Environmental Health issue.

#### **1a) Richard Rainbow** - Teignbridge Drainage & Coastal Manager to update Council.

Introduced by the Chairman; manage the drains and coasts for Teignbridge. There to advise the District Council. Talked through how drainage works with regard to new developments. Surface water now has design standards, and the most sustainable options have to be looked at first. Any developer has to show that new developments will not make run-off any worse. There is a national set of standards to be adhered to. Questions from councillors were answered by Mr. Rainbow. Concerns could be raised with Devon County Council in the first instance being the strategic body for flood risk/surface water. Chairman thanked Mr. Rainbow for attending the meeting and his interesting talk about drains.

#### **2) Apologies For Absence:** District Cllr. Lake. Cllr. Lovell. Cllr. Stretton. Cllr. Pollitt.

**3) Declarations Of Interest:** In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Teignbridge District Council within 28 days of the change. Cllr. Chislett agenda item 9 (h)

#### **4) Matters raised by the Chairman** (for information)

The grass has not been cut sufficiently on the A380 for visibility.

#### **5) District and County Councillor Reports –**

County Cllr. Connett – struggle to get County to cut some of the overgrown paths/hedges. Cllr. Connett will follow up the weight restriction request made by Council and report back.

District Cllr Goodey will take forward the health/hygiene pointed out at the weighbridge. Visited Kenbury Wood at their invitation; impressed with the improvements made so far.

**6) Minutes –** the Minutes of the meeting held on the 8th May 2018 having been previously circulated were approved and signed by the Chairman as a true record.

**7) Local Plan Review** - Council to discuss and submit any comments prior to the closing date of 16th July. Cllr. Williams and Cllr. Chislett have viewed the proposals at Exminster. No comments to add.

**8) SW Water - reply received and circulated by email** - After further discussion, Council resolved to write to the Environment Agency about CSO's (combined sewage overflows) for info for the last 10 years.

## 9) PLANNING

**Planning Applications** - Teignbridge District Council has asked for comments from the Parish Council on the following planning applications:

- a) 18/00711/FUL Dwelling, at land known as Bulleys Field, rear of Mansard House, Kennford.

Two letters of objection received by the Clerk.

Standing Orders suspended for the applicants and objectors to speak.

Standing Orders resumed.

Council consider the field is outside the local development plan for the area, and resolved to object to this application on these grounds. Proposed by Cllr. Chislett, seconded by Cllr. Westwood, all in favour.

Should this be not the case - No Comment.

- b) 18/01091/ADV Installation of 4 internally fascia signs and 2 illuminated freestanding sign, Gissons Hotel & Restaurant, Kennford.

THIS LAND DOES NOT BELONG TO THE GISSONS - CONSIDER IT IS HIGHWAYS - PLEASE CHECK AND ADVISE COUNCIL.

- c) 18/00798/FUL First floor extension to rear, Post Office, Kennford,  
GRANTED ALREADY

- d) 16/01423/MAJ Automotive engineering premises and B1(b), B8 and drive-thru units (approval sought for access), land at Telegraph Hill, Kennford.

NO COMMENT

- e) 18/00939/FUL Construction of reception and additional bedrooms, Gissons Hotel & Restaurant, Kennford.

CANNOT ACCESS APPLICATIONS ONLINE: COUNCIL WISH TO RAISE CONCERNS ABOUT THE BUILDING BEING CONSTRUCTED IN ADVANCE OF APPLYING FOR PLANNING PERMISSION. ALSO CONCERNED ABOUT THE HEIGHT OF THIS EXTENSION ALREADY IN PLACE: OBJECTION

- f) 18/01212?MAJ Approval of details for 4 business buildings (approval sought for access, appearance, landscaping, layout and scale), Splatford Barton, Kennford.

CANNOT ACCESS APPLICATIONS ONLINE - THIS WAS MEANT TO BE LOW LEVEL: COUNCIL OBJECT TO THE TWO STOREY BUILDINGS, CLEARLY NO LOW LEVEL DESIGN. UPPER WINDOWS OVERLOOK NEIGHBOURS

- g) 18/01192/FUL Conversion of large disused concrete water tank into a self-contained semi-underground holiday unit including demolition of part of roof to provide courtyard parking and provision of solar electricity generation, Kennford Reservoir, Kennford.

CANNOT ACCESS APPLICATIONS ONLINE - NO COMMENT

- h) 18/01191/LBC Remove defective sand and cement render and re-render in lime mortar, break out concrete infill at base of external walls and form traditional drains and infill with clean stone, remove current fireplace, expose original fireplace, line chimney, install stainless steel flue, Brookfield, Kennford.

NO OBJECTION

- i) 18/01129/TPO Crown height reduction plane tree, Brook Lodge, Kenn.

NO COMMENT

- j) 18/01313/FUL Raising of roof on existing annexe building including 2 dormer windows on the east elevation and a roof light on the west, Woodlands Lodge, Haldon Hill.  
NO COMMENT

**9 (i) DCC County Matter Planning Application**

Erection of tubular steel framed building, with flexible cover for storage of clean recyclable materials, Kenbury Wood Landfill Site, Kennford.  
NO OBJECTION

**9 (ii) Advisory only**

18/00476/AGR Steel portal framed general purpose livestock building, Lower Brenton. Noted.

**Planning Decisions**

- a) 17/02807/FUL Rear extension with alterations to main dwelling and conversion of stables to form annexe accommodation and garage, Little Woodlands, Kennford.

**REFUSED**

- b) 18/00736/FUL Single storey rear extension, 24 Rayners, Kennford.

**GRANTED**

- c) 18/00592/FUL Construction of high wire tree top junior course including additional cabin space.

**GRANTED**

- d) 18/00796/FUL Provision of 6 additional parking spaces, Sanfords, Kennford.

**GRANTED**

**10) FINANCE**

**Expenditure**

Employment May	£431.42	BACs	paid 30th May
Visionict email accounts	£129.60	BACs	paid 30th May
Came & Co Insurance	£770.74	BACs	paid 2nd July
Diocese of Exeter faculty	£253.00	BACs	paid 25th June
SW Grounds Maintenance	£504.00	BACs	paid 1st June
Public Works Loan	£6165.29	DD	15th May
S. Electric Playbox May	£47.59	DD	
S. Electric Playbox June	£205.13	DD	
SW Water Playbox	£86.50	DD	
Employment June	£423.40	BACs	
PAYE Q1	£268.20	BACs	
Exe Estuary Pest Control	£32.91	BACs x 2	June & July
IBIS UK Computer Solutions	£80.00	BACs	
Clerk's Expenses Q1	£152.43	BACs	
Visionict annual back-up	£144.00	BACs	
Risdon strimmer repairs	£40.00	Cq151	

**Income**

VAT refund for 2017/18	£2363.85
Playbox Q4 2017/18	£1000.00

Bank Reconciliation and Statement, for information

NB the Council's insurance has been renewed on a 3 year term, at an overall lower rate.

Council resolved to accept the accounts. Proposed by Cllr. Chislett, seconded by Cllr. Westwood, all in favour.

**12) Letter to Unity Trust Bank** - signed, re-instating 2 signatories on the internet banking site.

**13) Notice of Public Rights** - on the Kenn notice board and the website 18th June to 27th July - noted.

**14) Drainage near the Forge, Kenn** - Cllr. Westwood reported this drain has been dug out and is clear. Thank the Pretty Committee, particularly Pete Phillips for the strimming and care of the area.

**15) Notice of Councillor Vacancy** - displayed until 6th July, in case an election is called for. No election has been called. There is a vacancy on the Council which can now be filled by co-option.

**16) Westexe Park** - Further letter received from Teignbridge Council about the planning meeting - circulated to councillors prior to this meeting; the internal complaints process completed. Chairman wishes to see a copy of the minutes of the meeting concerned. Clerk to action.

**17) CCTV for the Kenn Centre** - Cllr. Westwood reported that the Kenn Centre are going to go ahead with CCTV to cover the entrance of the Centre. A further report on progress after their next meeting.

**18) Teignbridge District Council** - requested confirmation of small business rate relief on the car park - supplied by the Clerk, 22nd June 2018: noted.

**19) Villages in Action** - deferred from April for Cllr. Sands to report. July meeting. Cllr. Sands reported on the request of a grant of £300 from Villages in Action. Cllr. Williams proposed £300 seconded by Cllr. Coates, all in favour. Training for the defibrillators to be arranged by Cllr. Sands in the autumn.

**20) School Playing field updates** – Cllr. Coates reported from the meeting with the school last week. The ROSPA report has been completed on the current play equipment in the school grounds. There will be no access during the summer holidays, as scaffolding will be around the school for the erection of solar panels.

**21) Devon Libraries** Consultation to 28th July. Noted.

**22) Action Sheet information** - discussed and updated.

### **23) Clerk's report**

- a) Highways letter copied to Mel Stride MP, who has replied that he is happy to help if we have further problems. Reply received from Highways and circulated by email to councillors on 23rd May.
- b) Policies have been updated with new telephone numbers and posted to the website.
- c) Correspondence between Cllr. Connett and Highways regarding both the cycle way at Old Haldon Hill and the potholes on the overbridge has been forwarded to councillors for them to note.
- d) Strimmer courses available for volunteers for rights of way - contact the clerk.
- e) The period of time for the public to comment on the Faculty for the war memorial has now passed. Council await the decision from the Diocese.

### **24) Councillor's reports (for information only)**

Cllr. Coates – '12<sup>th</sup> Night' at Bickham House was excellent.

**PART II**

Deferred to August meeting as not yet completed.

**25)** Council to resolve to exclude the public and the press to progress appraisal and employment relating to the Clerk.

**26)** To discuss the Clerk's appraisal. Referred to HR committee.

**EXTERNAL MEETINGS ATTENDED - REPORTS**

Brief report from the Clerk on the meeting attended Friday 29th June, for clerks from Devon and Cornwall.

**Items for Information** - The next council meeting will be on Tuesday, 14th August 2018, 7.00pm at the Kenn Centre.

**RURAL SKIP, THE OLD WEIGHBRIDGE, SAT. 21st. JULY, 1.30pm TO 4.00pm**

**GARDEN WASTE BIN RENEWAL TIME JULY/AUGUST**

**Meeting closed at 9.10pm**

Signed.....

Dated.....

Position.....

**Email Circulation**

Dementia Friendly Rural Communities Guide  
Teignbridge Housing Services - Stakeholder newsletter  
Local Plan Consultation information  
Level 2 Heatwave Alert  
CPRE July Ebulletin

Rural Newsletter - broadband  
DALC News May  
ConnectMe Devon  
Rural Services July edn.