

Minutes of the meeting of Kenn Parish Council held on Tuesday 9th July 2019, 7pm in the Kenn Centre.

Present: Cllr. Chislett (Chairman); Cllr. Stretton; Cllr. Lovell; Cllr. Westwood; Cllr. Coates; District Cllr. Nuttall; Mary Ridgway (Teignbridge DC); 6 members of the public; Cllr. Lewis; Penny Clapham (Clerk).

Co-option to Council of two members of the public to bring Council up to full strength.

Rob Taverner was unanimously co-opted to Council bringing the strength to 9. There is still one place to fill.

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, or any matter of interest to the parish. The period of time designated for public participation shall not exceed 15 minutes. (Standing Orders 3e and 3f).

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

None.

2) Apologies For Absence: Cllr. Birt. District Cllr. Foden. Cllr. Crisp. District Cllr. Swain. Apologies accepted.

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. Cllrs. Taverner and Lovell for agenda item 10.

4) St Andrews Close – update received from Mary Ridgway. To agree actions and associated expenditure. Mary Ridgway introduced herself to the new councillors, confirming that there has been ongoing discussion with the Council, looking at the options for the land at St. Andrews Close, Kenn, currently owned by Teignbridge D.C. A pre-application inquiry established the planning principles for this land; in theory, there is scope to put in 4 bungalows. This is classed as an ‘exception site’.

Options for bringing this option forward were described. The current preferred option is to explore how to take this forward with a community land trust (CLT). A housing working group was set up and a meeting facilitated with the Cornwall CLT.

Going forward, does Council wish to continue, carrying on with the housing working party and a CLT without training and provision of support, providing direct provision of homes? (Option 2)

Or, Cornwall CLT to work with the local community setting up a CLT locally, with support, training, registration (Option 1)? Kenn can fund this option, as there is a fund that could be bid into; can also bid for capital costs to acquire the land. The value of the land is limited to £10k per plot. Government recognise this is a risky process so therefore there are grants available to facilitate the start-up process of a CLT. Important to recognise that a CLT is a separate body from the Parish Council, with its own legal structure.

Cllr. Taverner requested to be updated as to why Council were considering taking this route. The Chairman explained that housing was a top request in the parish plan of 2013.

Due diligence has already been done around this piece of land, together with a pre-application. Outline drawings have been commissioned to establish the principle.

A further enquiry as to who assesses the need for the housing? Devon Communities Together have developed the methodology to do these types of assessments; however, any assessments are only a snapshot in time when a survey is done.

Standing orders suspended for a member of the public to comment on this issue. More open communication is very important. Considers that the idea of the CLT is a good one. A letter drop to householders in the vicinity explaining what is happening, would be helpful. Drainage is also a concern to residents.

Standing orders resumed.

Council resolved to agree actions pertinent to Option 1, together with the associated expenditure.

Option 1: KENN CLT

“Support local community through the Parish Council to set up its own CLT; CLT training days, registration support; to secure an option agreement with Teignbridge D.C.; manage applications for funding to support the pre-development costs; apply for planning permission; procure professional services; select and negotiate suitable Registered Provider (RP) for the project; set up legal structure to protect the asset lock and protect the homes from R2B; negotiate long lease from RP partner.

Fee: £9,500 + VAT [grant funded] (does not include any externally sourced costs but would include all consultations, CLT training days and events).”

Mary Ridgway will instruct Cornwall CLT to proceed with Option 1. Chairman thanked Mary for her presentation and updates.

5) Matters raised by the Chairman (for information only).

Chairman requested Cllr. Nuttall to take forward the lack of hedge maintenance as discussed at the June meeting, as no work has been done. The cycle and footpath to Haldon Hill from the overbridge is very overgrown, becoming impassable alongside a very busy main road. There is the dust issue coming from Kenbury Wood Tip.

6) District and County Councillor Reports –

District Cllr. Nuttall gave a brief history of his councillor credentials, (Exminster). Also confirmed to Council that he will be the main contact out of the 3 district councillors in the Kenn Valley Ward.

7) Minutes – the Minutes of the meeting held on the 11th June 2019 were approved and signed by the Chairman as a true record.

8) Land purchase – Council’s solicitors, Gilbert Stephens, are awaiting the draft purchase contract papers from Michelmores. Cllr. Chislett has deposited a £300 initial fee (to be re-imbursed). Clerk has instructed Gilbert Stephens that all future correspondence is to come through her. To agree actions and associated expenditure. Council have enquired as to the possibility of lifting a restriction on the land regarding siting a concrete base, if there is a wish for a shed on the land.

9) Air Pollution – to receive an update from the meeting held on 2nd July with Environmental Officers from Teignbridge. To agree any further actions needed and associated expenditure. Chairman reported on this meeting and the reasons why the pollution check has to run from January to January. Council have agreed a start date of 1st August to run for 18 months. The overall cost will be £864.00, already agreed by Council. The pollution check tubes have been ordered by Teignbridge DC.

10) Proposed New Play Area – to receive a report from the meeting held on 17th June and further meeting held with Cllr. Mary Belt (site visit) 3rd July. To agree actions and associated expenditure.

Site visit. Derek Madge attended with Cllr. Mary Belt, regarding the grant applied for from Teignbridge D.C. to go towards play equipment. Now awaiting a decision.

No further decisions can be made until there is an offer of a lease, from the landowners solicitors. Cllr. Lovell is dealing with the lease on behalf of the Council.

11) PLANNING

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

- a) 19/00927/FUL First floor rear extension, Post Office, Kennford.

No comment.

Planning Decisions

a) 19/00950/946/CLDE Certificate of lawfulness for existing use of building as permanent accommodation without complying with holiday use restriction:

4, 3, 2,1, all at Kennford International Caravan Park

REFUSED.

12) FINANCE

Expenditure

Exe Estuary Pest Control	£32.91	SO
A. Chislett travel	£11.25	Cq158
Employment June	£440.40	BACs
PAYE Q1	£320.20	BACs
Visionict – Forth & Menai Bridge	£84.00	BACs
Clerk's Expenses Q1	£132.54	BACs
Visionict data back-up annual fee	£144.00	BACs

Income

Bank Reconciliation and Statement, for information.

12a) Budget Comparison – first quarter comparisons circulated for any comments/actions. Noted.

Council resolved to accept the accounts. Proposed by Cllr. Stretton, seconded by Cllr. Coates, all in favour by show of hands.

13) a) Car Park – Cllr. Birt has reported high weeds in and around the car park and requests to know who does the maintenance. Presently there is no individual doing any maintenance of Council assets.

To agree actions and associated expenditure. Cllr. Westwood could not see any great issue with weeds.

Cllr. Stretton will take a look, and cut back if required.

b) Gissons Lane – Cllr. Birt has reported strong weed growth at the far end of Gissons Lane (Kenn).

Clerk has emailed Highways officer, Helen Frankpitt to request if Highways are going to cut back the hedges. They are not. Cllr. Westwood dealt with some of the history of keeping Gissons Lane clear.

Currently the hedging, particularly on the right hand side is in a bad state. Clerk to action; in the first instance to ask the grass contractor if he is able to cut back the hedge.

Cllr. Stretton commented on the maintenance of the path itself.

Actions agreed and associated expenditure. There is £150 in the parish paths fund to cover work on Gissons Lane.

14) Meeting Papers by Email – to agree to receive all meeting papers by email in order to cut down waste and costs. Council wish to keep receiving all documentation for meetings in hard copy.

15) Clerk's report

- i. All councillors have been set up with council email addresses.

- ii. Awaiting Highways to install the posts for the speed signage.
- iii. Report from SLCC meeting 25th June, attended by the Clerk, circulated to councillors.

16) Councillor's reports and External Meetings attended (for information only)

Clerk & Chairman attended the TALC meeting 27th June.

Clerk attended the SLCC joint branch meeting with Cornwall.

Cllr. Lovell – reported fly tipping by Peamore.

Cllr. Lewis attended the Climate Action meeting last Thursday. Teignbridge have declared a climate emergency, and wish to be carbon neutral by 2025. Cllr. Lewis has put his name forward as a council contact. August agenda for climate action.

Also attended the Community Action for Wildlife in Chagford – useful meeting.

Cllr. Westwood – can now check for pollution in the Kenn river.

Items for Information - The next council meeting will be on Tuesday, 13th August 2019, 7.00pm at the Kenn Centre.

Meeting closed at 9.00pm.

MEETINGS ABSENCE RECORD 2019/2020

Month	Councillors	District Cllrs.	County Cllr.
May		no meeting	
June	Cllr. Westwood - Holiday	Cllr. Foden Cllr. Nuttall - Holiday	
	All apologies accepted.		
July	Cllr. Birt – holiday Cllr. Crisp – personal	Cllr. Foden & Cllr. Swain explained by Cllr. Nuttall	Cllr. Connett
	All apologies accepted.		
August			

Email Circulation

Nalc – share opinions on climate change
 Visionict summer update
 P3 footpaths summer newsletter
 ConnectMe Devon – carbon plan

NALC Chief Exec bulletin
 ConnectMe Devon
 NALC newsletter
 DALC newsletter