



**MINUTES OF THE PARISH COUNCIL MEETING
HELD AT CHUDLEIGH KNIGHTON VILLAGE HALL
ON TUESDAY 10th JANUARY 2023 STARTING AT 7.30PM.**

PRESENT: Parish Councillors: Phil Baker, Charlie Fisher (Chairman), Carol Godwin, Bo McAllister-Bruce, Pete McCullar, Janette Parker, and Graham Tully.

District Councillor Richard Keeling (*left the meeting after agenda item 5.1*)

District Councillor Stephen Purser (*left the meeting during agenda item 5.1*)

Suzanne Sanders (*left the meeting after agenda item 5.1*)

Tom Biddle and Nicole Stacey, Baker Estates (*left the meeting after agenda item 13.1*)

Gwenda Beckley, Housing Enabling Officer, Teignbridge District Council (*left the meeting after agenda item 5.1*)

2 members of the public (*left the meeting after agenda item 5.1*)

Elly Maynard, Clerk to Henock Parish Council

PART I (Open to the Public)

The Chairman welcomed everyone to the January parish council meeting and wished them a Happy New Year.

1. RECORDING OF MEETINGS: The Chairman reminded all in attendance that they may be recorded or otherwise reported about.

2. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Councillors Sarah Lee and Kate Willett, Mr Andrew Cooper DNPA and PC Dave Hawkins. The reasons for their apologies were accepted.

3. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: None

4. REQUESTS FOR DISPENSATIONS: None

5. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM:

5.1. Tom Biddle and Nicole Stacey from Baker Estates updated the meeting on Tollgate Farm 22/02205/MAJ, agenda item 13.1, the salient points were:

The proposal is for 57 dwellings a mix of bungalows, chalet bungalows and more agricultural feel homes at the top of the field.

The affordable homes are in 2 locations on the site, there is a row of semi-detached homes adjacent to Plymouth Road and other affordable homes are on the left hand side half way up the site next to Teign View.

There will be a pedestrian link to Teign View for good integration of the site.

Gwenda Beckley, the Housing Enabling Officer from Teignbridge District Council said she was pleased to see the affordable homes weren't just in one location. She would rather see onsite parking than courtyard parking for affordable homes, as this makes them distinguishable. All the homes will have a garden, patio and shed. The flats will look like houses, these are located at plots 8, 9, 51 and 52. A Responsible Provider (RP) hasn't been decided yet.

There was a long discussion about open green spaces and the need for a "kick about" area to be included within the development as that is what the community have asked for and need.

There were questions raised about drainage and surface water drainage

If planning permission is granted they plan to be on site later this year, with first homes being completed in 2024 and the remaining in 2025. The affordable homes will be delivered early on.

6.0. REPORTS FOR INFORMATION

6.1. POLICE OFFICER'S REPORT: A written report from PC David Hawkins was circulated to councillors prior to the meeting. In the period 1st December to 31st December 2022 there were 2 recorded offences in the parish. Police responded to 6 other non-crime offences in this period. PC Hawkins is looking for another suitable venue to hold a police surgery within the parish.

ACTION A: The Clerk to request suitable locations for a Police Surgery in the parish via our Facebook page.

6.2. COUNTY COUNCILLOR'S REPORT: None

6.3. DISTRICT COUNCILLORS' REPORTS:

Unfortunately, District Councillor Stephen Purser had to leave to attend another parish council meeting, however his report was circulated to councillors prior to the meeting, there were no questions regarding the contents.

District Councillor Richard Keeling spoke about the introduction of virtual planning cafes to be held in the evening; this would help councils understand the role of enforcement.

6.4. DARTMOOR NATIONAL PARK PARISH LINK MEMBER'S REPORT: None

6.5. NEIGHBOURHOOD HIGHWAYS OFFICER: None.

7. APPROVAL OF THE MINUTES: The minutes of the Parish Council Meeting held on 13th December were approved and agreed unanimously as a true and correct record and were signed by the Chairman.

8. TO CONSIDER THE NOMINATIONS RECEIVED TO FILL THE TWO VACANCIES BY CO-OPTION IN HENNOCK PARISH COUNCIL. None.

9. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION:

9.1. CLERK'S ACTIONS FROM FULL PARISH COUNCIL MEETING HELD TUESDAY 13TH DECEMBER 2022
The Clerk distributed via email a summary of all actions following December's meeting, all have been completed [SEE APPENDIX A]

9.2. TRAINING AND MEETINGS ATTENDED BY THE CLERK None

10. ARTICLES FOR THE PARISH COUNCIL NEWS

No suggestions were given; however, the Clerk was asked to find out an update on the future of Knighton News.

ACTION B - The Clerk to produce the Newsletter and distribute via agreed methods. The Clerk to contact St Paul's Church regarding an update on the publication future of Knighton News.

11. AGREEMENT OF AGENDA BETWEEN PARTS I & II. No part II.

12. FINANCIAL MATTERS AND PAYMENTS:

12.1. TO CONSIDER PAYMENT OF INVOICES

Retrospective payments authorised at the meeting that were paid after December payments approved

- Scribe Voucher 182 and 183, debit card payments for contents of Christmas Goody Bags
- Scribe Voucher 184, Defibrillator (AED) prep kits x 3, agreed at December meeting
- Scribe voucher 185 for Clerk's mobile phone, (automatic payment)

ACTION C - The Council unanimously resolved that the Clerk should make the above payments 186 - 200 using online banking, with the exception of voucher 192 NEST pension that will automatically be debited in February.

Voucher	Cheque	Name	Description	Amount
182	TESCO STOR	Tesco	Christmas Goody Bags	195.32
		<i>RETROSPECTIVE</i>		
183	TESCO STOR	Tesco	Christmas Goody Bags	81.03
		<i>RETROSPECTIVE - using last of earmarked reserves from covid grant</i>		
184	JAX FIRST AID	Jax First Aid Supplies	Defibrillator (AED) Prep Kit x 3	44.28
		<i>RETROSPECTIVE Agreed at December Meeting 13/12/22 to purchase</i>		
185	giffgaff CD 752	GiffGaff	Mobile Phone	10.00
		<i>RETROSPECTIVE Auto Payment</i>		
186	wixx.com 1032	Wix.com Ltd	Website, Premium Plan Hosting	136.80
		<i>RETROSPECTIVE - Auto Annual Payment</i>		
187	CO-OP GROU	Co Op	Postage	10.88
		<i>RETROSPECTIVE - 2 books of 8 2nd class stamps, for return of inspection forms.</i>		
188		HMRC	PAYE & National Insurance	292.91
189		E Maynard, Clerk	Salary, E Maynard, Clerk	1,331.88
190		E Maynard, Clerk	Working from home expenses	18.00
191		E Maynard, Clerk	Mileage	7.21
		<i>2 trips to Hennock and Teign Village, 1 trip to Tesco to collect goody bag items and deliver to Chudleigh Knighton</i>		
192		NEST	Pension	72.54
		<i>AUTO PAYMENT IN FEBRUARY</i>		
193		Dartmoor Heathers and Gardens	Parish Lengthsman Contract	711.42
194		Chudleigh Knighton Village Hall	Room Hire - CK Village Hall	30.00
		<i>06/12/22 Library Room for Interviews, 13/12/22 Full Parish Council Meeting</i>		
195		Abbey Business Machines	Stationery	13.73
		<i>Box of 100 Laminating pouches</i>		
196		S & W Lygo Engineering	Weekly Inspections	180.00
197		S & W Lygo Engineering	Repairs to TV Play Park	20.00
		<i>Repairs to fence in Teign Village Jubilee Orchard</i>		
198		South West Grounds Maintenance	Grounds Maintenance Contract	173.08
199		Teign Valley Building Company Ltd	Repairs and reinstallation of Teign Village N	264.00
		<i>The noticeboard had to be moved as Teign Village Social Club were installing a woodburner and the flue needed to come out where noticeboard was. Whilst it was off it was cleaned, repaired and stained, then reinstalled on French brackets. Paid for using general reserves.</i>		
200		Clothing Your Way	Uniform for Contractors	32.40
		<i>3 Hi Vis Vests for Grounds Maintenance Contractors with HPC Logo and text "Working for Hennock Parish Council"</i>		
TOTAL				3,625.48

12.2. FINANCIAL STATEMENTS: A Summary of Receipts and Payments, Bank Reconciliation and Receipts list for the **nine** months ended **31st December** were sent to the Council prior to the meeting, which showed the current account (Treasurers Account) credit balance of £32528.38 and the Savings Account (Bus Bank Account) credit balance of £7140.00. The balance of which equated to the Receipts and Payments closing credit balance of £39668.38 It was unanimously resolved that the financial statements be approved.

12.3. TO CONSIDER DRAFT 2023/24 BUDGET AND DECIDE PRECEPT REQUEST.

It was unanimously resolved that the budget be approved and a precept request of £45,856.87 be requested, see Appendix B

13. Planning Matters

13.1. 22/02205/MAJ

Address Land at Tollgate Farm, Plymouth Road, Chudleigh Knighton, Devon
 Proposal Approval of reserved matters for the erection of 57 residential dwellings pursuant to planning approval 20/01736/MAJ (approval sought for appearance, landscaping, layout, scale and conditions 7 (Phasing Plan), 8 (Design Code), 9 (Carbon Reduction Plan), 10 (Green Infrastructure), 14 (CEMP), and 18 (LEMP)

Weblink <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLPGG6PZFKN00>

*ACTION D - The Clerk was instructed to respond to Teignbridge with the following:
Hennock Parish Council considered this proposal at their Full Parish Council meeting held at Chudleigh Knighton Village Hall yesterday evening (Tuesday 10th January 2023). It was agenda item 13.1.*

Tom and Biddle and Nicole Stacey from Baker Estates attended the meeting along with Gwenda Beckley Housing Enabling Officer at Teignbridge, they spoke at the start of the meeting in Public Participation.

Hennock Parish Council would like to make the following comments:

Hennock Parish Council commented that this is a fairly open site and it has a good housing mix of bungalows and houses. We welcome the inclusion of the green lung through the middle of the development. However, we have reservations about the open space. We would like the "kick about area" to be clearly defined and designated, so young people and residents alike understand the purpose of this much needed and requested public space.

When this site was first proposed we still had a village shop, we highlighted this to the planning inspectorate that it closed permanently August 2021. Therefore, all residents will need to travel for their shopping needs, we need to ensure that public transport is encouraged, so would like Bus Stop Signs to be in place on both sides of Plymouth Road.

All properties need to have access to electric car charging points. We welcome the inclusion of solar panels within the site and would like them to be maximised, inclusion of storage batteries should be considered. Hennock Parish Council would like to be consulted on the Construction Environmental Management Plan when it becomes available.

We would encourage the development to be promoted locally within the parish in the first instance.

13.2 22/02351/NPA

Address Knighton Stores and Post Office, Chudleigh Knighton, TQ13 0ES

Proposal Application for Prior Approval under Part 3 Class MA and paragraph W of the GPDO for change of use from convenience store to one flat and one studio flat

Weblink <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN4X1BPZGR800>

*ACTION E - The Clerk was instructed to respond to Teignbridge with the following:
Hennock Parish Council considered this proposal at their Full Parish Council meeting held at Chudleigh Knighton Village Hall yesterday evening (Tuesday 10th January 2023). It was agenda item 13.2.*

We would like to make the following comments:

We are sorry to see the shop premises go from the village.

We note it has been done with minimal structural changes.

14. To consider correspondence received

14.1. To consider email from Bruno Peek, Pageant Master that there will be no beacon lighting for the King's Coronation, but there will be a beacon lighting on 6th June 2024 as the principal leading event in the commemoration / tribute to D-Day 80, the 80th anniversary of the D – Day landings in Normandy.

It was unanimously resolved that in principle Hennock Parish Council would like to take part in this beacon lighting.

ACTION F - The Clerk to update the council when she receives further information about the beacon lighting.

15. Parks and Open Spaces matters –

15.1. To consider any maintenance issues arising from weekly inspections of play parks and car parks in Hennock, Teign Village and Chudleigh Knighton. None

16. Allotment Matters, to consider any issues arising relating to the allotments including Avian Flu

16.1. To consider Teign Village Allotment Association’s request to spend the £300 councillor’s community fund monies on the allotment fencing project rather than the wooden gazebo project.

It was unanimously resolved to support this request.

ACTION G – The Clerk to ensure Teignbridge will support this change of use, then update District Councillor Lorraine Evans and Teign Village Allotment Association. The Clerk to add the payment of £300 grant to draft payment list to be approved at February’s full parish council meeting.

17. Reports from Parish Councillors on training attended and meetings with outside bodies.

Cllr Janette Parker and Cllr Bo McAllister-Bruce reported back on the wonderful and often emotional feedback they received whilst distributing the Christmas Goody Bags on Christmas Eve to those nominated by their friends or neighbours in the parish for any of the reasons below. The 5 remaining bags were donated to the food larder.

- Have they had a difficult time?
- Are they going to be alone over Christmas?
- Are they always helping out others and deserve a treat themselves?

Cllr Charlie Fisher reported that he had attended Teignbridge’s Budget event in December.

18. Matters brought forward by Parish Councillors.

Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

Cllr Carol Godwin asked about parking permits and disabled parking bays as she highlighted parking issues along Plymouth Road especially difficult if you are disabled.

ACTION H – The Clerk to send Cllr Godwin the relevant information from Devon County Council about applying for a disabled parking bay.

19. Dates, venues and times of next Parish Council meetings:

To confirm the dates of the next Parish Council and Planning Committee Meetings

Tues 24th January 2023: Planning Committee Meeting starting at 7.30pm, Chudleigh Knighton Village Hall

Tues 14th February 2023: Full Parish Council meeting starting at 7.30pm, Chudleigh Knighton Village Hall

PART II None

As there was no further business the meeting ended at 9.54pm

..... **Chairman** **Dated**.....