

# KENTON PARISH COUNCIL

## Minutes of a Meeting of the Parish Council held in Kenton Victory Hall on Wednesday 11 March 2026 at 7.30pm

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### Present

Councillor D Blount (Chair), H Bright & K Savill

### Also present

Suzanna Hughes (Clerk), County Cllr Connett and 8 members of the public

**The meeting was opened by Cllr Blount at 7.30pm.**

### 260311.01 1.1 Resignation

Cllr Bright gave notice of her resignation advising members that she would be stepping down as a Parish Councillor after the May meeting. The Chair thanked Cllr Bright for her almost 8 years' service and particularly her support whilst Vice Chair.

### 1.2 Apologies for Absence

- Cllr Bryant
- Cllr Calderwood
- Cllr Hare
- District Cllr Taylor

### 260311.02 Declarations of Interest

All members were 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.

### 260311.03 Open Forum

A resident asked whether bicycle parking at Victory Hall has ever been discussed at a Parish Council meeting. People cycle to the hall and need somewhere to park their bicycles. If not, this is something she would take up with the Victory Hall Committee. It was confirmed that this had not been raised at a Parish Council meeting before. She also mentioned that she had not received a response from Powderham about the management of trees which border her property. The Chair advised that, similarly, the Parish Council had not received a response from Powderham to various village maintenance concerns it had raised last year.

A resident raised objections to the current proposed location of the EV charging units in the village car park which included noise, vehicle movement, increased fire risk, impact on listed buildings and Conservation Area, flood risk and pedestrian safety. It is requested that the Parish Council considers alternative locations. If it is determined, however, that the village car park is the preferred location, it is asked that the Parish Council considers locating the units at the eastern end of the car park, adjacent to Fore Street close to the old telephone box. The Chair advised that these concerns have already been raised by another resident and the companies involved consider the concerns to be unsubstantiated. This said, the Parish Council does not wish to upset residents and it is looking at whether it would be feasible to install the units to the left of the entrance. The area around the telephone box is not possible because of the proximity to the brook and the higher risk of flooding. The Chair advised that he will cover this in further detail at item 8.1.

A resident commented on the condition of the road surface on Slittercombe Lane. The Chair advised that the Parish Council is aware of this and it is in hand.

A resident advised that pedestrian access from Sunnybank to St Anne's is going to be restricted for a period of time whilst a wall is being rebuilt.

A resident of Chagford advised that he and others have been doing some work around Neighbourhood Planning and would very much like contact details of those who had been involved in Kenton's Neighbourhood Plan for some help and advice. The Chair was happy to give his details.

#### **260311.04 Ratification of Minutes**

Members received the minutes of the Parish Council meeting held on 11 February 2026. It was agreed unanimously that those minutes are signed by the Chairman as a true and correct record of the meeting.

#### **260311.05 Reports**

##### **5.1 Police Report and Community Speedwatch**

In the period, 1 – 28 February 2026, there were 2 recorded offence in the Kenton area:

- Drink drive (drive whilst unfit through drink)
- Violence less serious (Adult male beating on 14-year old son)

##### **5.2 County Councillor's Report**

Cllr Connett advised that contractors are busy fixing potholes but there is a huge number to fill. An extra £19m has been allocated in DCC's 2026/27 budget, however the backlog in Devon is estimated to be worth £250m to bring the roads back to a reasonable standard. Please continue to report potholes online.

##### **5.3 District Councillor's Report**

Cllr Taylor sent the following written report:

###### **THE TEIGNMOUTH LIDO**

I am pleased to advise that the majority decision taken by the Teignbridge Executive in February to not open the Lido in Teignmouth this summer (prior to an expected sale of the asset) has been reversed. Due to a number of people and groups coming forward expressing a desire to keep the Lido open - along with a resolution from Overview & Scrutiny to look again at the decision again - yesterday the Executive voted unanimously to open its doors for one more season.

As an Asset of Community Value, once a disposal is confirmed there is a six-week period in which an offer from a qualified community group can trigger a sale moratorium. That period is soon to end, meanwhile at least one group has identified itself as being interested in putting forward a proposal. I will update KPC members as soon as I have any further news.

###### **TDC 2026/27 BUDGET**

The 2026/27 Budget was approved at the end of February, with the main points of interest listed below:

###### **Government settlement overview:**

A 3-year Government settlement which gives some welcome stability albeit that the formula disadvantages predominantly rural areas

- There have been major changes to the main funding formula with a stronger link to

levels of deprivation.

- Many funding streams have been rolled into the main funding formula instead of being provided as separate grants.
- The baseline for retained business rates has been reset.
- The new homes bonus has been abolished.
- Some grant pots have been simplified and consolidated including homelessness prevention rough sleeping and temporary accommodation.

Approved budget points of interest:

- The Teignbridge band D council tax for 2026/27 is increasing by 2.99% or £6.05 to £208.33 per annum
- Maintaining the (up to) 100% council tax support for those households in most need
- Assumptions of a 3.0% staff pay rise for 2026/27
- Core voluntary grants are increased by 4% for three years from 2026/27 through to 2028/29
- The councillors' community fund grant is maintained at £1,000 each
- The approved capital programme to 2028/29 has been updated to align with the One Teignbridge Action Plan, the main aims being to work with communities, support the local economy, care for the environment, create affordable homes and work with partners to bring forward infrastructure improvements. This includes infrastructure delivery plan projects that are vital to the development and accessibility of the area, such as highways and cycle path projects, funded by CIL and external sources where available.
- Investment in housing (Homes4Teignbridge) continues, with the 23-home 'Passive Haus Plus' Sherborne House car park social-rent flats scheme budget increased to £7,243,317. Homes England funding in support of the scheme was confirmed in early December 2025, with half of the funds for this scheme coming from council resources.
- The purchase of council homes supported by the Local Authority Housing Fund continues, with a further provision of £1,000,000 in prudential borrowing to improve temporary accommodation arrangements and reduce the use and cost of bed and breakfast accommodation. Investment in other support measures such as disabled facilities continue, funded from the Better Care grant
- There are provisions to continue corporate decarbonisation measures including energy efficiency measures at Dawlish and Newton Abbot leisure centres.
- Provision is also included for town-centre investment, including the refurbished Market Hall in Newton Abbot, due to complete in 2026. There is a £3,000,000 provision for employment infrastructure, to create new spaces for jobs and local enterprise. These projects aim to stimulate growth in the local economy and ensure it is an attractive and well-connected environment for local businesses.

LOCAL PLAN 2020-2040

My report below to yesterday's Executive Meeting:

"The Inspectors' Final Report for the Teignbridge Local Plan 2020–2040 is expected imminently. Once received, this Plan – which has been many years in the making - will be taken to Full Council with a recommendation for adoption, hopefully at the meeting of the 19<sup>th</sup> May.

The Plan has been through many stages with approval by Council at each of the major milestones - and I hope it will be approved by Members from all sides when it does come

to Full Council. Once adopted, the Plan will form the principal basis for determining development proposals within the Teignbridge Local Planning Authority area – an area which excludes the Dartmoor National Park, which has a development plan of its own.

During the latter stages of Local Plan preparation, the Government introduced significant reforms to the planning system which have now passed into law. Although TDC have progressed the Plan under the transitional arrangements, we were required to undertake an immediate review of the Plan following adoption.

These transitional arrangements apply to LPAs whose adopted housing requirement is less than 80% of the sum calculated, using the new national ‘standard method’. The 2020–2040 Local Plan includes a requirement of 720 homes per year, whereas the Labour Government’s new standard method algorithm calculates a requirement of 1,088 homes per year. By comparison, Robert Jenrick’s 2020 Conservative housing need ‘mutant algorithm’ would have required a housing delivery of 1,423 houses per year – so whichever way we turn, the answer to the Government’s housing need would seem to be “Build, Baby, Build”!

Notwithstanding that our latest Plan has yet to be adopted, the Council is currently legally required to: start work on another new Local Plan; to give formal notice of commencement by 30 June 2026; and to meet the newly introduced ‘Gateway 1’ (a stage which includes a draft vision and a Land Availability Assessment) all by 31 October 2026. A further complication to this ambitious Government timetable will be the requirement expected this summer for a cross-boundary Spatial Development Strategy (SDS). It is expected that the geography for the SDS will align with ‘strategic devolution’ areas (e.g. Devon as a whole). In this respect, our officers are already talking to our immediate neighbouring authorities - while reaching out also to others who were involved with us in the ‘Greater Exeter Strategic Plan’ (otherwise known as ‘GESP’).

Given these uncertainties - on top of LGR and what that may mean for our District boundaries (upon which all housing-need calculations to-date have been based) - we now propose to focus on the two milestones of Formal Notification and Gateway 1 – with further stages (currently at the discretion of the LPA) as set out in the Local Plan timetable (the Local Development Schedule).

Regarding funding, further to an invitation from the Ministry of Housing, Communities and Local Government (MHCLG) and in anticipation of a shortfall, in January our officers submitted an application for funding - however the value of any grant (if any) will not be known until later in March.

Some funding does remain within the shared GESP budget, which has previously supported joint evidence work – however, without MHCLG support - the estimated unfunded cost for 2026/27 is approximately £105,000. This budgeted sum would allow us to recruit the additional planner needed to meet the legally prescribed timescales as set out in the Executive Report.

On top of this additional officer resource, it is recommended that the Local Plan Working Group (LPWG) is reconvened with immediate effect. This cross-party group, led by the Chair of Planning, played a central role in delivering the sustainable strategic and environmental policies which informed the location for housing, employment and wind-turbine sites (and more) to be found in the soon-to-be-adopted 2020-2040 Local Plan.

I would therefore hope that TDC Members from all sides will be keen to put their names forward to join this group once the decision to proceed is made.”

### 5.5 **Volunteer Flood Warden's Report & Kenton Flood Prevention Scheme**

The Chair advised that it had been agreed at the last meeting that the Parish Council would write to South West Water about the Slittercombe Lane pumping station and the overspill tanks in the adjacent fields and Peartree Close. A request for a meeting has been declined by South West Water. He will liaise with the Flood Warden to discuss next steps.

### 5.6 **Kenton Nature and Green Spaces**

Anette Grahns-Doan reported that the group has been hedge laying at Harmony Meadow with support from volunteers in the village. They are looking at planting some more woodland flowers, enhancing the mini bog area, thinning the less healthy trees, introducing log and leaf piles and investigating holding a community picnic. They would also like to discuss with Kenton Village Allotments hedge laying on the allotment side of Harmony Meadow.

### 5.7 **Kenton Pub and Community Group**

Cllr Hare sent a report thanking the community for their support and generosity at the recent community market place event at which £1300 was raised.

The Chair welcomed Matt Ireland to the meeting - a member of the group who has been tasked mainly with the submission of the planning application. He advised that various reports have been carried out to support the application (including flood risk, biodiversity etc) to ensure that it is robust before it is submitted to Teignbidge District Council.

## 260311.06 **Finance and Governance**

### 6.1 **Payments**

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

### 6.2 **Small Grant application**

Members received an application for a small grant from Kenton in Bloom towards the cost their annual insurance premium. Assuming this would be around £80, the grant was agreed. It was noted that their work was very much appreciated.

## 260311.07 **Planning**

### 7.1 **New planning applications/appeals**

#### 7.1.1 25/02061/FUL - Kenton Primary School, East Town Lane, Kenton

Retention of 3 single storey and 1 two storey temporary modular buildings for a temporary period of 156 weeks. Installation of a car park, pathways, associated fencing, gates, canopies, cess pit and 6.6m x 8m astroturf

After brief discussion, members agreed that they had no objections to the application. It was suggested, however, that a comment might be made to TDC about ensuring that the village has free and unrestricted access to the open space. There was also a comment made by a resident about the use of astroturf. The Chair suggested that he speaks to the school at the open community morning (12 March) and to Jonathan Lasker (Ivy Education Trust) to find out more about these two points.

### 7.2 **Decisions**

None

## 260311.08 **Car Park, Triangle, Cemetery and Other Green Space**

8.1 EV charging points: The Chair reported Deletti and Wenea are prepared to look at locating the charging units to the left of the car park entrance. However, this will be subject to

being able to access an electrical supply. It was agreed that the Chair would confirm with them that the Parish Council would be prepared to proceed on this basis.

- 8.2 To consider a request to lease/licence space in the village car park to accommodate recycling bins for The Dolphin Inn

It was agreed to defer this item until next month.

- 8.3 Members noted that the dead rowan and cherry trees on the Triangle have been removed and it was agreed to accept Plant Tech's quote of £150 + VAT to remove the roots and reseed the grass. It was agreed to involve the school in any future replanting.
- 8.4 It was noted that the yew tree in the car park is dead and needs removing. Conservation Area approval is required and is currently being sought. Plant Tech has quoted £400 + VAT to remove it and it was agreed they should proceed once approval has been granted.
- 8.5 Village Maintenance contract for 2026/27 – a quote has been received from Plant Tech. It was agreed that the contract should be renewed with Plant Tech but that the clerk would first establish which items would be regular maintenance and which were one-off costs.

#### **260311.09 Playing Field & Equipment**

The Chair advised that he had written to Jonathan Lasker (Ivy Education Trusts) about a sign for the school and he hopes to have a sign installed in the next month or so. Jonathan also advised that the hard court lining has been completed which is the final piece of work to reinstate community use of both areas outside the school day/term. It has been observed, however, that the community does not currently have access. It was agreed that the Chair should speak to Jonathan to clarify the position in terms of access and purchase of additional equipment. There was also a brief discussion about the future of the changing rooms which are currently inaccessible and in disrepair.

#### **260311.10 Annual Village Inspection**

It was agreed to defer this item until next month. Cllr Blount advised that the bus shelter windows need cleaning and it was agreed that this should be carried out as soon as possible. Foliage also needs to be removed from the rear of the bus shelter outside Powderham.

#### **260311.11 Emergency Action Plan**

Members approved the updated action plan and it was agreed that the document would be added to the website.

#### **260311.12 Annual Parish Meeting**

It was agreed that this would be held on 8 April at 7pm and would be immediately followed by the April Parish Council meeting at 7.30pm.

#### **260311.13 Highways & Footpaths**

*Residents are encouraged to report all potholes:*

<https://www.devon.gov.uk/roads-and-transport/report-a-problem/report-a-pothole/>

It was agreed that this website should be published in the newsletter and on the parish website. Matters which have previously been reported will be followed up. There were no new matters.

#### **260311.14 Correspondence**

None

**260311.15 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]*

None

**260311.16 Date of Next Meeting**  
Annual Parish Meeting - 8 April 2026 at 7.00pm  
Parish Council Meeting - 8 April 2026 at 7.30pm

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**Chairman**

**11 March 2026****Item 6.1:****Expenditure**

<b>Payment type</b>	<b>Payee</b>	<b>Details</b>	<b>Amount</b>
Standing Order	Salary (Clerk)	March	£554.77
DD	Lloyds Bank	Bank service charges (Feb)	£4.25
Online	Plant Tech	Grass cutting – Feb	£480

**Income (7 February – 7 March 2026)**

<b>Date received</b>	<b>Received from</b>	<b>Details</b>	<b>Amount</b>
February	Cemetery	Memorial stones	£320

**Bank Balance at 7 March 2026**

<b>Current account</b>	£42,146.93
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