

# KILMINGTON PARISH COUNCIL

## MINUTES OF THE PARISH COUNCIL EXTRAORDINARY MEETING ON MONDAY 13<sup>th</sup> DECEMBER 2021 AT 7.30PM IN THE VILLAGE HALL

**Present:** Cllrs B. Trott (Chair), M. Collier, S. Huscroft,  
P. Ball, A. Dare,

**In Attendance:** A Jenkins (Clerk/RFO),

**Members of Public:** 0

The Chair welcomed everyone to the Council meeting and outlined / reminded everyone of the Covid-19 measures which had been adopted for Council meetings.

### OPEN SESSION

No matters raised

### COUNCIL BUSINESS

**1. Apologies**

Cllrs. J. Mear, S. Seward

**2. Declarations of Interest**

Cllr. Dare in items 5a and 5b, Cllr. Collier in Item 5b

**3. Neighbourhood Plan**

**a) To receive a presentation of the final proposed Neighbourhood Plan**

Cllr. Ball reported that the revised and updated Kilmington Neighbourhood Plan (KNP) which is the version for approval and submission to EDDC had been circulated to all Parish Councillors and the Kilmington Neighbourhood Team on the 4<sup>th</sup> December 2021.

The Team had held a meeting on the 7<sup>th</sup> December 2021 to review the Regulation 14 Consultation Responses Table and the revised /updated KNP, discuss and agree any suggested changes and consider approval of the KNP for submission to East Devon District Council. The Team members had discussed and reviewed the KNP and were unanimous that the KNP documents represented the Team's best efforts for the interests of the Parish. The Team had unanimously approved the KNP documents and resolved that it should be submitted to the Parish Council with the recommendation that they be formally submitted to East Devon District Council.

**b) To consider approval of the Plan and for the Neighbourhood Plan documentation to be submitted to East Devon District Council for adoption**

Councillors discussed and considered the KNP documents and the Team's recommendation. Cllr. Trott proposed that the Parish Council approve the Kilmington Neighbourhood Plan and that the KNP documents be formally submitted to East Devon District Council for adoption. Seconded by Cllr. Ball. All in favour. The Clerk and Cllr. Ball to submit the documents.

Cllr. Trott said that the Neighbourhood Plan project had been a mammoth task and on behalf of the Council and the Community he wished to thank Cllr. Ball and the other members of the KNP Team for all their hard work and commitment to the project over the last few years.

**4. Finance**

**Expenditure to be approved for which bills have been received**

- 1) Payment of £261.20 to A. Jenkins for the Clerk's salary for the month of December 2021
  - 2) Payment of £92.40 to HMRC
  - 3) Payment of £165.00 to Arthur Hitchcock Trust for 50% contribution towards the insurance policy renewal premium
  - 4) Payment of £50.00 to Maxine Lawson for website maintenance in November 2021
- Payments proposed by Cllr. Dare, seconded by Cllr. Huscroft, all in favour

**5. Planning Applications:**

Cllr. Dare had declared an interest in Item a and b and left the meeting at this point.

**a) 21/3180/FUL – 4 The Cross Whitford Road, Kilmington EX13 7RF**

**Two storey extension to dwelling**

Proposed by Cllr. Ball, seconded by Cllr. Huscroft that the Council had no objection to this application. All in favour

Cllr Collier had declared an interest in the following item and left the meeting at this point.

**b) 21/3067/AGR – Land To South East Of Gore Lane Kilmington**

**Erection of an agricultural building**

Proposed by Cllr. Ball, seconded by Cllr. Huscroft that the Council object to this application on the following grounds. All in favour.

That the Council object to this application to build a steel framed agricultural storage building in this location. It is considered that the proposed location for the development is inappropriate as access is poor through the residential area of the village.

In the spirit of cooperation, the Parish Council suggest an alternative acceptable site with safer direct access using the other entrance into the unit of agricultural land. This gate is in fact currently used as the working access to this land and thereby avoids considerable residential disturbance. This alternative site would more amicably achieve the same objectives as stated in the supporting statement.

**Supporting Information Statement Errors**

Please note the following incorrect information in the submitted document:

- 2.1 The population of Kilmington is stated in the document as: 2011 census 2,358.  
The Government published 2011 census population for Kilmington is given as 830.

2.3 The document states ‘Electricity pylons run north to south across the field, immediately to the west of the proposed location of the barn.’ There are no ‘electricity pylons’ in the field, the electric cables across the field are suspended on poles.

## Detail

The proposal is for construction of a steel framed agricultural storage building to be used for the storage of agricultural machinery, straw and fertiliser in connection with the arable farming operations undertaken on this unit of land.

Therefore large delivery vehicles of fertilizer, straw and large agricultural vehicles and implements will require access.

The land has two access points off Gore Lane and Whitford Road.

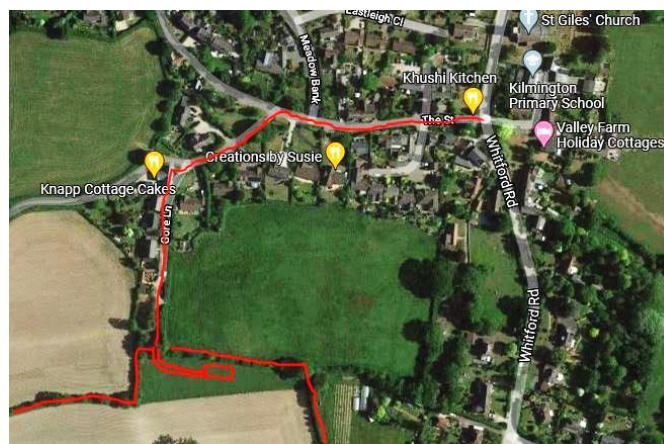
**Proposed site 21/3067/AGR with access shown via Gore Lane is poor:** (see figure1 with photographs). Large vehicles will travel:

- from Whitford Road along The Street, which has no pavement or street lighting, is the main route from the central residential area of the village to most of the amenities (school, recreation field, two churches; village hall);
- along the Street turning into Gore Lane over a narrow stone bridge which has been damaged several times by large vehicles;
- the field access from the hill on Gore Lane is via a very narrow unpaved track which serves residential dwellings alongside.

The storage building is close to residential housing so any noise and dust from the commercial / agricultural activities would impact residents.

The building is located on the upper slope towards the top of the hill so would be visible for some distance in the ANOB countryside.

**Figure1: Field, proposed building location and route through village residential area shown in Red**



**Route along The Street**



**Route over narrow stone bridge from The Street into Gore Lane**



**Track entrance off Gore Lane to field entrance to proposed new storage building**



## Track to field entrance to proposed new storage building



## Suggested alternative development site with direct access off Whitford Road

The Kilmington Parish Council suggest it makes much more sense and would not object if the new building were located at the edge of the lower field (see figure2 &3 with photographs) because:

entry is directly off the wider Whitford Road which provides far better access for large delivery vehicles of fertilizer, straw and large agricultural vehicles and implements to the site;

- this gate is currently used as the prime entry to the unit (as can be seen from existing vehicle tracks);
- the building can be located closer to the boundaries of both fields providing shorter access to both through an existing connecting gate;
- the building would be less visible in the AONB countryside as it positioned lower at the bottom of the hillside
- large commercial and agricultural delivery vehicles would not be routed through the narrow residential area of The Street / Gore Lane;
- any noise and dust from the commercial / agricultural activities at the building would not be adjacent to residential housing. The site is close to the existing commercial / industrial area on Whitford Road.

**Figure 2 Alternative site in Green just off Whitford Road next to the gate which is used as current entrance to the agricultural unit.**





**Figure 3: Alternative site in Green just off Whitford Road next to existing gate which is well located to work both fields, boundary in red, and closer to existing commercial industry site on Whitford Road**

**Whitford Road, current gateway that is used into the two field agricultural unit.**



**Whitford Road, the gateway into the two field agricultural unit, taken from the opposite side of the road, within a wide turning area.**

Cllr Dare and Cllr. Collier returned to the meeting

**19. Agenda Items for Next Meeting**

The Chair asked if the Clerk could include an emergency contingency Scheme of Delegation to the Clerk item in view of the escalating Omicron virus situation.

**20. Date and Time of Next Meeting**

10<sup>th</sup> January 2022 at 7.30pm

Meeting closed at 7.55pm

Signed *B. Trott*

Date *10/01/2022*