

KNOWSTONE PARISH COUNCIL

Minutes of a meeting of Knowstone Parish Council held in the Parish Hall, Knowstone, on 23rd October 2012, starting at 7.30pm.

Present : Cllrs. J. Stanbury (Vice Chairman - chaired the meeting as Cllr Smith had mentioned he would arrive late), R. Barfoot, Mrs C. Howe, D. Morgans, D. Blackburn and J. Smith (arriving after item 8 on the Agenda)

In Attendance : Colin Savage, District Cllr Eric Ley and 7 members of the public

1. **Apologies - received from Cllr A Vigus and from Cllr J Smith (who had mentioned he would be late). Apologies also received from County Cllr Jeremy Yabsley**

2. **Minutes**

The minutes were signed (subject to agreed amendments duly noted) as a true record.

3. **Declarations of Interest**

None

4. **Matters arising from the minutes (not on the agenda)**

Min. 6.2 No letter of thanks had been sent to David Cocks. It was agreed that we should send one (to be actioned by Cllr Smith)

Min. 7.2 It had been mentioned previously that the Audit Commission should be informed of the reasons why there is a large balance in our account. A letter should be sent to the Audit Commission to that effect (Cllr Smith to action when the books had been returned by the Clerk)

Min. 9 Cllr Morgans mentioned that developers do sign Section 106 Agreements. It would depend upon how onerous they are.


5. **Police Report**

No one present.

6. **Public Question**

6.1 Mrs R Newton - Mrs Newton had enquired previously as to who owns the area of Beaples Wood near to Harpson. It is adjacent to Harpson Hill on the left as you go up. There are overhanging branches that may need to be dealt with especially in the winter.

6.2 Mr R Howe - Mr Howe mentioned that when the A361 is strimmed and mowed the tractor which currently does it is followed by one safety vehicle. In the past there have been up to six. His question was whether there was


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excessive expenditure in the past or whether there are insufficient vehicles for safety purposes currently.

He also confirmed that mention should have been made of a retaining wall and not a memorial wall in minute 15. This was amended in the minutes.

7. Finance

- 7.1 Finance Report - No finance report was available as the Clerk was not present.
- 7.2 Accounts to Settle - No decision was made as the Clerk was not present. Cllr Smith will endeavor to contact Terry Squire.

8. Planning

- 8.1 Batsworthy Cross wind turbines - The appeal has been allowed. Cllr Barfoot gave a brief summary. The inspector had agreed with most of what had been said on the part of the objectors but had concluded that a need for renewable energy overruled everything. The possibility of an appeal to the High Court is being considered.
- 8.2 52889 Oak Cottage/ Annex, Beaples Barton - Appeal W/D - As the appeal had been withdrawn this did not need to be considered.
- 8.3 7374 West Hill, Appeal Date 4/12/12 - It was reported that one of the reasons for the appeal had been withdrawn. The format was now to be that of a public hearing.
- 8.4 Applications received after preparation of Agenda:

a) There was a discussion in relation to the planning application by Mr J Poole in relation to the "erection of 1 Agricultural Dwelling". The application number is 54622. There was consideration of policy HSG9A in the North Devon local plan. That stated that "a new dwelling in the countryside will be permitted provided it provides essential accommodation to house staff associated with a rural based industry".

As the Clerk was not present the papers in relation to the application were not available. An enquiry was made of Mr Poole as to the position of the new dwelling. He mentioned that it would be accessed from the same access way and would be immediately to the rear of the existing building. He confirmed it would not be visible from the road.

A vote was taken. The unanimous decision of the Parish Council was to support the application on the basis that, in our opinion, it complies with HSG9A (letter to planning department to be actioned by Cllr Smith).

b) We discussed Manor Cottage. A listed building application had been made. There was no comment to make. The decision would be left to the conservation officer.

9. Mr Colin Savage, Report on the plans for Blackerton House

Colin Savage
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Colin Savage mentioned that the open event had been generally well received. The enquiries which had been made so far indicated that there is a need for affordable housing. One question which was put was whether people would be happy to live there. In general the response was positive. There were indications of support in the locality. It appears that encouragement was taken from the fact that there were quite a number of young people who were interested in the possibility of affordable accommodation.

The current proposal which is being considered is the provision of 9 affordable units (7 rented and 2 owned) with 9 open market units and some commercial use.

A question was raised as to whether the development would be accessible in terms of public transport for those who needed affordable housing. Mr Savage agreed that this was a difficulty in rural areas. The affordable housing element would be designed to benefit an existing need in the locality. Whilst the cascade principles would apply it is hoped that the spaces would be filled by people with a genuine need in the adjoining parishes.

Mr Savage was thanked for providing us with this update.

10. East Hill Farm: Update

It was reported that grass keep had been let out to a contractor living at Little Kidland. It was felt by a number of councilors that the land should have been more widely advertised for tender.

Cllr Morgans submitted that we ought to push harder for the transfer of land from DCC to the Parish Council. There are some village events which may be difficult to stage in future unless some land is made available.

Cllr Smith has written to Jeremy Yabsley at Devon County Council and has copied his letter to Eric Ley at NDDC. A copy is in the correspondence file.

Cllr Ley mentioned that NDDC cannot issue a Section 215 Notice on DCC. Cllr Smith will write again to DCC.

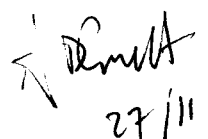
An enquiry will be raised as to whether the field approaching the top of the hill opposite Tracey's Cottages would be available for purchase. The amount which we could offer would be less than market value but we should enquire in any event.

11. SWW Auction of Land at Hares Down – Update

A copy of the auction pack has been obtained. South West Water have a registered title. They are registered with Title Absolute. Cllr Blackburn explained the meaning of this. It would appear that they based their application on a 1950 Vesting Deed.

It appears that the property is being marketed with the benefit of commons rights. Various Councilors felt that there were no commons rights available to South West Water Ltd. They do not show up on the copy registers provided.

The possibility of Moors Management Group buying the land was mooted.

A handwritten signature, possibly 'D. Smith', with the date '27/11' written below it.

It was agreed that Cllr Blackburn would contact Webbers to see whether or not an offer to purchase the land would be acceptable prior to the auction and to determine what figure would be acceptable. The guide price is between £500 and £1,000. If Webbers indicate that the property will go to auction and that a pre-auction offer will not be accepted, Cllr Blackburn will report to Cllr Morgans as the parish council's representative on the Moors Management Committee.

12. Devon County Council – Wind Farm Plans

Item withdrawn.

13. Report from District Councillor

District Cllr Eric Ley was present. In relation to East Hill he mentioned that the planning officer at NDDC (Mike Kelly) had dealt with his part of the Section 106 Agreement and therefore it was back with DCC.

In relation to the proposed Blackerton House development he mentioned that the block plan was available for us to comment on.

In relation to the West Hill application (the appeal hearing is on 4th December) he mentioned that it could create quite a precedent. It is in relation to the conversion of a barn to a house. It was resolved that we would put this item on the agenda to consider at the next meeting.

14. Report from County Councillor

Not present.

15. Highways & Footpaths

15.1 Members Report (Highways) - The Highways Authority is now getting on with the work at Sturcombe Bridge. That has caused quite considerable traffic delays

15.2 Members Report (Footpaths) - Cllr Smith and Cllr Blackburn to attend a meeting in relation to footpaths on 24th October.

16. Moors Management Report

Cllr Morgans mentioned that the cattle are now in. Payment has now been received and the next payment is due possibly around April of next year.

**17. Knowstone Parish Council & Exe Valley Bus Committee:
Route No. 2 – Roachill to South Molton (R)**

Cllr Smith mentioned that it was good news. Bus Route No 2 is to start on 1st November.

18. Rackenford School Mini Bus Project

(a) A letter has been received from Mrs Blackburn in relation to the Rackenford School Minibus Project. A copy is in the circulation file. It was agreed that a donation of money would not be made at this point but that the minibus might be of use in the future. It was agreed that we would

A. Smith
27/11/15

defer the matter to the next meeting. By then we will have a good idea of whether the Route No 2 proposal would work.

Cllr Smith is to be respond to Mrs Blackburn's letter.

19. Parish Compensation Fund - Update

As noted above, it was agreed that we would like to consider the possibility of buying some land and Cllr Smith will contact Jeremy Yabsley about the possibility of the purchase of the land based on the funds which we currently hold. This was proposed by Cllr Howe and seconded by Cllr Smith.

20. Roachill 20 mph Speed Project - Update

Mr Chetham has written to the local MP who has replied to him. Nick Harvey has indicated that he would help with the matter.

21. Securing Appointment of New Parish Clerk

Cllr Smith has received the chequebook back from the Clerk. He has not received any other materials back. We have received the Minutes. It was agreed that Cllr Smith would try again to contact Terry Squire to secure the return of the Council's paperwork.

It was further agreed that we would advertise for a Parish Clerk. Cllr Smith will contact the LAPC and there is the possibility of putting an advert in the South Molton Community News as well.

22. Correspondence and the Correspondence File

22.1 Printed matter sent/received in past month - The file was made available. One point was raised. There as an application for an agricultural building at Lockett Moor. Cllr Morgans is to investigate and report to the next meeting.

23. Members' Reports

23.1 Matters of immediate concern or for inclusion at the next meeting - None

24. Date and Time of Next Meeting

Tuesday 27 November at 7:30pm

The meeting closed at 9.30 pm

J. Smith
27/11/12