

KNOWSTONE PARISH COUNCIL

Minutes of an Extraordinary meeting held on Tuesday 7th November 2017.

The meeting opened at 5.00 p.m.

17/86 Apologies for absence – Cllr Costerton

17/87 Declarations of Interest – none

17/88 Reference 63965: Prior Approval for Change of Use of Agriculture Building to one dwellinghouse (Class Q(A)(B)) at Roachill Farm, Roachill

The Chairman read out an email dated 19 October 2017 that had been received from the Planning Department (copy attached to these minutes) which listed the criteria relating to the Change of Use application on which the Council could comment. The Chairman explained that there was another condition not included in the letter whereby evidence had to be shown that the building was in agricultural use immediately prior to 20/03/2013.

Members of the public were invited to speak, if they wished, for no longer than three minutes. Mr D Morgans asked whether councillors had kept abreast of the planning tracker. Cllr Moore said that councillors were aware of the three representations from local residents that had been submitted to the Planning Department. Mrs R Newton said that the building had been described as stables in estate agent's details relating to the property in 2012.

Mr R Vos, the applicant, gave a brief history of the building and said that no horses had been kept in it since April or May 2012. Since then it had been solely used for agricultural purposes in connection with the stock that he kept. The footprint of the building will not change nor would its external appearance other than being improved.

Cllr Moore had attended a recent site visit with Cllr Costerton & Cllr Howe and felt that subject to the Planning Department agreeing that it is currently in agricultural use (something he was not qualified to comment on) he could not see any reason of substance to object to the plan. Cllr Filmer-Bennett said that although he understood local residents' feelings he agreed with Cllr Moore.

The Chairman said that any impact of additional traffic would be looked at by the Highways Department and the agricultural status of the building would be assessed by the Planning Department.

It was proposed by Cllr Moore, seconded by Cllr Browse, all agreed that Knowstone Parish Council submits a 'No Comment' response to North Devon Council. A letter will be sent by the clerk to this effect.

The meeting closed at 5.25 p.m.

Minutes prepared by Wendy Sweet (Parish Clerk)

Draft for approval at next scheduled meeting