

KNOWSTONE PARISH COUNCIL

23 September 2014 - Minutes of a meeting of Knowstone Parish Council

Present:

Cllr John D Smith	(CHAIR)	Cllr Reg G Howe,	(RGH)
Cllr Suzanne M Howe	(SMH)	Cllr John R Stanbury	(JRS)
Cllr David B Morgans	(DBM)	Cllr Robert J Barfoot	(RJB)
Cllr Anthony Vigus	(AV)	Richard G Vos	(Clerk)

Also in attendance: DCC Cllr J Yabsley, Cllr E Ley x10 Members of the Public

The meeting opened at 8pm

1. Apologies:

1.1 None

2. Declarations of interest (matters appearing on the posted agenda):

- 2.1 JRS: planning matter 8.2.1
- 2.2 The Clerk: planning matter 8.2.2

3. Minutes:

3.1 The minutes of the last meeting of KPC having been circulated:

3.2 Cllr Yabsley had emailed the Clerk and referred to item 11.1 in the previous minutes and requested that the minute be amended to read "~~DCC have instructed~~ Cllr Yabsley had advised.."

3.3 The alteration at 3.2 was agreed and the minutes were approved
Proposed: "To approve the draft minutes as presented as an accurate record of business transacted at the last meeting" (prop RJB, sec SMH: PASSED).

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

4.1 None.

5. Correspondence:

5.1 Letter from Grace Hicks of NPS which had been circulated prior to the meeting.

6. Public Questions (limited to 20 minutes)

Meeting closed for public questions.

Mr K Dykes referred to comments made at an earlier meeting and wished to record that his paddock was not for sale.

Draft for approval

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25/11/14

Mrs S Barfoot requested that the purchase of a wreath for Remembrance Sunday be added to the next agenda.

Mrs S Barfoot queried why Mrs Newton's letter regarding the parish plan had not appeared in this month's correspondence and she asked that, in future planning applications, the style of the applicant should be consistent (the Clerk apologised to Mr & Mrs Durrant and wished to assure them that no discourtesy had been intended).

Mrs R Newton queried whether the valuation that had been obtained represented "best value", the Chairman thought that RICS surveyors worked to a set pricing structure.

Wilmatts
Mrs T ~~Wilmatts~~ expressed concern that vehicles parking on the road *between manor cottage and the Pond* ~~by the Pond House~~ were a hazard and would be likely to cause an accident.

There being no further questions from members of the public the meeting was reopened.

7. Finance:

7.1 Finance Report: Report was presented by CHAIR
Proposed: "To accept the financial report as accurate"
Outcome: PASSED (prop: RJB, sec: SMH)

7.2 The purchase of a wreath for Remembrance Sunday would be added to the agenda for the October meeting.

7.3 Richard Stagg's account was approved for payment in the sum of £714.42.
Proposed: "To accept account for payment"
Outcome: PASSED (prop: RJB, sec: SMH)

7.4 Exe Valley Bus account to be paid in the sum of £330.60.
Proposed: "To accept account for payment"
Outcome: PASSED (prop: RGH, sec: JRS)

8. Planning:

8.2.1 and 8.2.2 have both been approved by North Devon planners.

DBM asked the Chair for an explanation of the use of a Certificate of Lawful Use (CoLU). CHAIR felt that this was a mischievous question and queried whether after many many years as a Parish Councillor DBM was really unaware of the use of this procedure. DBM insisted that he was not making mischief and that he had not previously come across the process. Having previously declared an interest in 8.2.2 the Clerk offered to explain the use of the CoLU in general terms only which the CHAIR and DBM felt might be useful.

The Clerk explained that where a planning restriction is breached the planning authority has only a limited time within which to take action to enforce planning restrictions. If after expiry of the time for enforcement the planning breach continues the planning authority is left in the situation that it can not enforce its planning restriction even though the de facto use of the property is unapproved/unlawful.

To regularise the situation CoLU allows the occupiers of property to apply retrospectively for approval of the actual use of a property so as to regularise the planning position and bring the use back within what the planning authority considers an approved/lawful use. This benefits both the owner/occupier who ceases to be in breach of the regulations and the Local Authority who prefer that use is regular rather than irregular.

DBM thanked the Clerk for his explanation commenting that he was amazed and opined that the CoLU procedure made setting conditions on a planning approval rather pointless.

8.2.3 also passed

8.2.4 Mr Simon Durrant from The Smithy, Roachill talked through his plans to add an extra bedroom. RJB said that inspection of the Council website revealed that no objections had been made by any of the neighbouring properties "it's the neighbours that matter". If the neighbours are not concerned then the Council should offer no comment. Mr Durrant was thanked for his assistance. KPC liked the plans and several complementary comments were made: after discussion it was agreed that KPC would offer no comment.

9. Report from District Councillor:

9.1 Cllr Ley commented that if KPC wished to support planning applications it might help him if the Parish Council made their support clear rather than offering "no comment". RJB had previously observed that offering support could set an undesirable precedent. Cllr Ley was thanked for his contribution.

10. Report from County Councillor:

10.1 Cllr Jeremy Yabsley had nothing specific to report other than that the future of the residential home in South Molton – Beech House – is still subject to ongoing discussion.

11. Purchase of Land – report on progress

RJB raised a point of order and requested that the original letter of offer to DCC / NPS and subsequent correspondence be minuted

A discussion followed.

The meeting was closed for public comments and questions

Cllr Yabsley sought to re-assure the meeting that East Hill would be marketed in accordance with the existing plan including affordable housing with gift land and money being given to KPC (which will include the land at the Pound House end of East Hill, access to the Gift land and parking).

Cllr Smith confirmed that KPC was not obliged or committed to any particular use of the land but for discussion purposes only the area in question has been designated

as being a play area, community land access and parking land. In addition the "cost" to the developer will include a one off payment to KPC of £10,000;

Serious concerns were voiced at the apparent disparity between the valuation obtained by and on behalf of KPC and that commissioned by DCC/NPS. It was agreed that the Clerk should write to Richard Stagg seeking his comments of the letter received from Grace Hicks and the apparent mis-match between the valuations.

There was discussion about the appropriate response to the letter from Grace Hicks.

Proposed: The Clerk to write to Grace Hicks at NPS to enquire in broad terms what area of land (if any) adjacent to the "Gift Land" DCC/NPS would sell to KPC for the £25,000 budget available. (proposed: RJB sec DBM – PASSED (RGH objecting)

12. Highways and Footpaths

12.1 Members report (Highways) SMH reported that there had been a fatal accident on the A361 caused by a surfboard which had come adrift from a roof rack.

In addition there are concerns regarding potholes at Rock Hill and the condition of the cattle grids at Roachill and Harpson/Kidland. The Clerk is to write to DCC Highways asking them to deal with these matters. Also, to clarify whether the HGV sign at Roachill can be removed by KPC.

12.2 Regarding parking at Town Close, the Clerk to enquire whether DCC felt anything can be done to improve the situation.

12.3 Members Report (footpaths) A Parish Plan Pathways Autumn workshop will take place on 23 October. It is hoped that Cllr Vigus will be able to attend on behalf of KPC. The P3 application to be completed by the Chairman and Cllr Vigus.

12.4 DBM reminded that the stone at Beaples Moor should be kept clear and accessible and asked that the area should be strimmed.

13. Moors Management Report:

13.1 DBM reported that the TB Control Plan was progressing and that payments to Rights Holders would be made in due course but there was some issues that are still to be addressed.

14. Police Report:

14.1 RGH reported that the neighbourhood watch scheme seems to be working well, particularly at Roachill.

Police contact numbers:

In Emergencies call : 999

Non-Emergency call : 101

Email contact : southmolton@devonandcornwall.pnn.police.uk

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15. PCC report.

15.1 RGH reported that the bells in the bell tower have been inspected and the report on their condition is awaited. The report, when received, will be circulated.

16. Village Hall Committee Report

16.1 Mr K Dykes, Chairman of the Village Hall Committee, reported that there was now full lighting in the Village Hall and the tarmac areas had been extended, to improve parking and access with the aid of a grant from the Big Lottery Fund.

A commercial dishwasher has now been installed in the kitchen with a £1,000 grant from local charities. Re-decoration of the outside is due to take place shortly.

Forthcoming events are to include further quiz nights in the Spring and Autumn and a New Year's Eve party.

17. Dated and Timing of Meetings 2015

17.1 The Chairman circulated a list of proposed meeting dates for KPC in 2015 and suggested that we move to a bi-monthly timetable. It was agreed that dates should be discussed at the next meeting.

18. Members reports

18.1 DBM reported attending a recent Biosphere Conference in Barnstaple which he said had been very interesting.

18.2 SMH and RGH offered their apologies in advance; they will not be attending the October meeting.

19. Date & Time of next meeting:

19.1 Date and time of next meeting: Tuesday 28 October 2014 at 7.30pm

Meeting closed at 22.05Hrs

Minutes prepared by Richard Vos (Parish Clerk)

Richard Vos 25/10/14