

Minutes of the Meeting of the Council held on 30th June 2020, held remotely via Zoom

Present: Cllr J Filmer-Bennett, Cllr R Howe (part), Cllr D Maidment, Cllr T Moore (Chairman), Cllr J Pomfret, Cllr J Stanbury

In attendance: W Sweet (Clerk), 3 x members of the public, C/Cllr J Yabsley (part), D/Cllr E Ley (part)

Before opening the meeting the Chairman announced that the meeting was being recorded for the purposes of assisting the clerk with writing up the minutes. The recording would not be published anywhere and would be deleted once the minutes had been completed.

20/15 Apologies for absence - none

20/16 Declarations of Interest (re. matters appearing on this agenda) - none

20/17 Approve Minutes It was RESOLVED to accept the minutes of the meeting held on 2nd June 2020, Cllr Moore proposed, Cllr Filmer-Bennett seconded, all agreed.

20/18 Correspondence (not covered elsewhere on the agenda)

It was NOTED that an email dated 8.06.20 had been sent to Richard Sables re. non-removal of the old mobile home at Sidemoor Picnic Area.

20/19 Public Questions - None

20/20 The following annual subscriptions were REVIEWED and it was RESOLVED to continue with them all, proposed Cllr Moore, seconded Cllr Pomfret, all agreed:

- DALC (Devon Association of Local Councils) - £56 approximately.
- SLCC (Society of Local Council Clerks) - £65
- CPRE (Council for the Protection of Rural England) - £35

20/21 The Asset Register, previously circulated, was REVIEWED. After the addition of the following items:

- Arnold-Baker Local Council Administration, 10th ed;
- Picture of HMS Eggesford;
- Road Warden PPE,

it was RESOLVED to approve the Asset Register, proposed Cllr Moore, seconded Cllr Filmer-Bennett, all agreed

20/22 The Risk Assessment, previously circulated, was REVIEWED. After the addition of the following wording relating to the Road Warden Scheme and an additional section covering the Snow Warden, it was RESOLVED to approve the Risk Assessment, Cllr Moore proposed, Cllr Pomfret seconded, all agreed.

Risks identified - Work undertaken:

1. Without a thorough and written risk assessment
2. Without appropriate sign off
3. Participants not using appropriate PPE

Risk of injury or death to participants

Risk level: M/H

Management/control of Risk: Clear roles and responsibilities of the Road Warden and assistants. Sufficient and ongoing training of the Road Warden, Sufficient and appropriate quality PPE available, All work agreed and signed off by KPC.

Review/Assess/Revise: Existing procedures considered adequate and reviewed regularly

20/23 East Hill Farm – an email had been received from Sam Kingston in which he informed the Council that they had been unable to find a Housing Association to take on the affordable houses and so they had asked NDC Planning Department to allow them to change the conditions of the planning application and build open market houses instead. There was a lengthy discussion about this proposition with various views being expressed. Cllr Moore asked whether KPC should fight hard to keep the two affordables within the PP or should it be more pragmatic and be more concerned with getting the development done. It was pointed out that when the issue was first raised there were strong feelings within the Parish for the application having the houses included as affordable, not open market. Cllr Stanbury suggested that the Council could try and look for a housing association itself. Cllr Filmer-Bennett felt that the Council needed to seek legal advice as it may fall to KPC to manage the affordables if the developer fails to find a housing association to take them on. There was concern that the community may not benefit if open market houses are built. C/Cllr Yabsley stated that the planning application was an exception site application which hung on the affordable housing provision and suggested that KPC approaches North Devon Homes, a friendly local housing provider. D/Cllr Ley said that had the development gone ahead as planned at Blackerton the housing association lined up to take on those affordable houses, English Rural Housing, would probably have also taken on the two in Knowstone. His personal opinion was that it would be better to go for two local needs dwellings rather than two open market houses as they would stay available to local people in perpetuity and planning policy would allow that to happen. Cllr Filmer-Bennett expressed his support of this option.

Overall it was felt that the Council was not mandated to support the suggested change to open market houses being built which as stated by D/Cllr Ley is not allowed in rural settlements at the moment. No action to be taken at the moment but the Clerk will ask Sam Kingston which housing associations he has approached. This item will be on next month's agenda; in the meantime local feelings about it could be sought.

20/24 Finance

a) It was RESOLVED to ratify payment made since the last Council meeting on 3rd June as follows:

Website Development Ltd (work on website compliance)	£187.75
and to agree to settle the following accounts, Cllr Moore proposed, Cllr Howe seconded, all agreed:	
W Sweet – pay (£235.62) and expenses (£2.48)	£238.10
SLCC membership for Clerk	£65.00

b) It was RESOLVED to agree the accounts to date, previously circulated, Cllr Moore proposed, Cllr Howe seconded, all agreed.

20/25 Planning

(i) Application notified since last meeting – **Ref. 71548** - Erection of a glazed entrance porch at The Old School House, Knowstone EX36 4RY. Cllr Howe reported that he had looked at the plans and spoken with the applicant. The proposed entrance porch will be built so that it blends in with the house and is in line with the requirements of the Conservation area where any development has to be completed in a sensitive and sympathetic manner. He proposed that the Council supported the application, Cllr Stanbury seconded, all agreed.

(ii) Applications notified since the preparation of the agenda – none

(iii) Cllr Howe brought to the Council's attention that on the list of new applications submitted there had been one to erect a large agricultural building for hay and agricultural equipment at Oaklands Poultry Farm in East Anstey parish. Unlike the previous application regarding chicken houses this application does not impinge on Knowstone.

(iv) Crosside Hill – It was noted that activity continues at this site including a large agricultural building on the side of the hill and the creation of watering places for pigs in the stream but as it is in the hands of the Enforcement/Planning Department there is little that the Parish Council can do. All structures appear to be

moveable. Cllr Ley said if the land was under 5 hectares nothing permanent could be built without planning permission

20/26 Third Party Reports (if present):

a) District Councillor Ley reported that NDC was currently setting budgets for next year. Like every council in the country NDC is strapped for cash as income has dried up and expenses have risen. There will be repercussions next year for precepts. The council is hoping for a government bail-out.

b) County Councillor Yabsley said that NDC had a £3.7m deficit at the moment. It has been promised money from the government. It is a changing situation. Car parks are now back in use. There have been issues around the provision of the Leisure Centre with £40k being spent per month to keep it afloat. At County level £45m extra had been spent on COVID issues. They had set a balanced budget at the moment. He had been talking to Highways about the damaged wall at The Hunting. Bollards cannot be allowed on the highway but the owner could put them behind his wall. He will be going back to the owner about this. C/Cllr Yabsley encouraged the council, if they needed to, to apply for one of his locality grants as soon as possible as there is still money available. He will provide the Clerk with a report on County matters to be circulated to Parish Councillors.

20/27 Members Reports

a) **Highways**

(i) Cllr Filmer-Bennett suggested that a locality grant could be used towards the refurbishment of the Roachill gateway (chicane) and he will bring a proposal to the next meeting. There are currently a lot of cars coming through Roachill quite fast due to the diversion at Cove.

(ii) He had been talking with the owner of The Hunting whose wall has been damaged 13 times since he has lived there by people coming down the hill and taking the corner too tight. Cllr Filmer-Bennet felt that some signage might help the problem.

b) **Footpaths & Beaples Stone** – Cllr J Pomfret reported that the clearance work of the Beaples Stone area had been undertaken and the Ridds will quote for putting more scalplings down. He had not heard from Ros at DCC regarding the timescales for path strimming work

c) **Police Report** – Cllr Moore reported that a detailed response had been received from a Police inspector in the last few days which he felt frustrated by. Cllr Filmer-Bennett said that the Council would receive a follow up email from the Commissioner's office asking if it was satisfied with their response and at that point the Council could respond if it wished to.

d) **Welcome Pack** – Cllr Maidment reported that she had modified and added to the information in the original letter which she would like to produce as a booklet. Advice on planning would be included. Cllr Moore thought it would be a good idea if a Welcome pack was left in any empty houses on the market for sale or rent within the parish so that viewers of those properties would get an idea of the area. Cllr Pomfret said that a booklet could also be produced of the parish's footpaths.

e) **Parish Hall** – Cllr Filmer-Bennett reported that as everyone was aware the hall had closed at the beginning of the pandemic. It has running costs of approximately £8000 per year and a grant had been applied for and received for £10,000 which puts the hall in a reasonable position. It is anticipated that the dances which gives the hall a steady income are unlikely to resume for quite some time. Committee members have received full instructions of what needs to be done prior to the hall re-opening and a sub-committee, which would be meeting later in the week, has been formed to work through them. It is likely that the meeting room will be closed off, the number of people allowed in at any one time will be limited, hand sanitiser will have to be available etc. Decisions will have to be made in the next few weeks as ways of managing the situation are found.

f) Before giving his report, Cllr Howe paid tribute to Michelle Moore and Keith Osborne, parishioners who had both sadly passed away recently. Michelle had been a sheep farmer in the parish with a large flock of Texels and cross breeds; Keith had also been a famer in the parish and an enthusiastic sheep man. It was agreed that the Council would send their respective widower/widow a condolence card.

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PCC Report – Cllr Howe reported that the Church was still locked but it was hoped to re-open it fairly soon for private prayer. A risk assessment had been recently undertaken by the Edgemoor Group. Keith Osborne had been buried in the churchyard the previous Wednesday at a graveside service conducted by Rev'd David Baker.

20/28 Business at the Chairman's discretion – None

20/29 To confirm date, time & venue of the next meeting – Tuesday 28th July 2020 at 7.30 p.m. It was felt that the Council should continue to meet via Zoom until there is clarity regarding the use of the Hall. Cllr Filmer-Bennett said that a statement would be made by the hall trustees when the hall was ready.