

**Minutes of the Extraordinary Meeting of the Council held on 8th September 2020,
held remotely via Zoom**

Present: Cllr D Barrett, Cllr R Howe, Cllr D Maidment, Cllr T Moore (Chairman), Cllr J Pomfret, Cllr J Stanbury

In attendance: W Sweet (Clerk), 1 member of the public

20/60 Apologies for absence – C/Cllr Yabsley

20/61 Declarations of Interest (re. matters appearing on this agenda) - None

20/62 Public Questions (*limited to 20 minutes*) - None

20/63 Planning – to consider the following applications:

(i) **Ref. 71951** – Change of use of land from agricultural to mixed use of agricultural and equestrian at Moortown Barton, Knowstone EX36 4RZ – Cllr Howe had undertaken a site visit and reported that the application was straightforward. The applicants, following advice from the Planning Department, are proposed to install a horse walker to exercise horses on a piece of ground on the approach to their farmhouse for use in the equestrian side of their business.

Cllr Pomfret queried the following wording within the application: “The site will be mixed use of both agricultural and equestrian. The field will be used for both farming and personal equestrian use, albeit the field may use its 28-day temporary use rights to allow for non- personal use of the land, all within the permitted legislation.” Cllr Howe explained that this related to a field that has show jumps in it which as well as being used for sheep occasionally would be used for things like Pony Club camp, ie non-personal use.

It was RESOLVED that the Council would support this application, Cllr Howe proposed, Cllr Moore seconded, all agreed.

(ii) **Ref: 71939** - Erection of agricultural building for dry storage, machinery storage and livestock use at Land at Ash Mill EX36 4RT – Cllr Howe, Cllr Moore and Cllr Promfret had undertaken a site visit where they met with the applicant who showed them the activities he was undertaking on the land and what he was intending to use the proposed building for. The applicant was asked about water and power supply and whether a generator would be used. The intention is to use gas power when farrowing. When asked about the new access that had been created onto the road, the councillors were informed by the applicant that he had consulted Sworders and had been told that it was alright to do so and did not require planning permission.

The following concerns were raised:

- The Impact on two listed properties which are within 400m of the proposed building;
- Viability of the ground which is only 11.31 acres in size to sustain a large number of pigs, turkeys, chickens, ducks, geese and horses;
- Environmental impact - with pigs living on the land concern that the sludge produced is likely to go down the hill into the Crooked Oak - the stream at the boundary of the land.
- Flooding risk to Little Kidland and The Mill, the listed buildings on the other side of the Crooked Oak stream
- Concerns in relation to work being undertaken on the land previously without planning permission – the laying of a track, the erection of a stable and the opening up of a new gateway onto the highway.

On the positive side the building would be sunk low and out of sight from the road.

It was RESOLVED to object to the application, Cllr Howe proposed, Cllr Pomfret seconded, all agreed.

The meeting closed at 20.05.

KNOWSTONE PARISH COUNCIL