

Minutes of the Meeting of the Council held on 22nd October 2019, Knowstone Parish Hall

Present: Cllr D Barrett, Cllr J Filmer-Bennett, Cllr R Howe, Cllr D Maidment, Cllr J Pomfret

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

19/91 Apologies for absence – Cllr T Moore, Cllr J Stanbury – both due to illness, C/Cllr Yabsley

19/92 Declarations of Interest (re. matters appearing on this agenda) - None

19/93 Approve Minutes It was RESOLVED to accept the minutes of the meeting held on 24th September 2019, Cllr Pomfret proposed, Cllr Howe seconded, all agreed. The minutes were signed by Cllr Filmer-Bennett who was chairing the meeting in Cllr Moore's absence.

19/94 Correspondence (not covered elsewhere on the agenda)

- Email dated 26.09.19 from NDC Planning re. Supplementary Planning Document consultation;
- North Devon Weekly Information Sheets dated 30.09.19, 7.10.19 & 14.10.19;
- DALC newsletter dated 1.10.19;
- DCC newsletter 'connectme' dated 4.10.19 - Town and Parish Councils encouraged to plant trees;
- Email dated 7.10.19 from NDC – Minutes of Parish Forum 19th September 2019;
- Email dated 7.10.19 from DCC – Devon Dark Skies evening event – 31st October;
- **Note any correspondence received after the preparation of the agenda.**
- Email dated 15.10.19 from North Devon Planning re. Consultation Responses
- Email dated 15.10.19 re. Special Parish Forum meeting – 3rd December 2019 focussing on planning – it was NOTED that Cllr Howe and the Clerk plan to attend this event.
- Email dated 15.10.19 from Devon & Cornwall police re. Rural Crime seminar on 18th November 2019
- Email dated 18.10.19 – Parish Paths Partnership Autumn newsletter
- North Devon weekly information sheet dated 21.10.19
- Email dated 21.10.19 - Devon County Council (Traffic Management) Permit Scheme Order reference IMR/B16273-5781 – Cllr Filmer-Bennett said he would draft a response to this consultation and circulate it to all councillors for their comments.
- Email dated 21.10.19 from CPRE with copies for documents from recent Planning workshop

19/95 Public Questions - S/Os suspended

- (a) Mrs Rosemary Newton reported that she has completed her file on HMS Eggesford which Michele Browse had kindly typed up for her. The frame for the picture of HMS Eggesford has not been organised yet. She passed the file to Mrs Thelma Wilmets to put into the parish records. Cllr Howe gave a vote of thanks to Mrs Newton for doing the research, seconded Cllr Barrett, all agreed.
- (b) It was NOTED that the paperwork relating to the church which had been passed to Cllr Howe at the last meeting would be returned to Mrs Newton in due course to go into the archives.

S/Os resumed

19/96 Finance

- a) The accounts and bank reconciliation to date and expenditure to date against budget, previously circulated were REVIEWED.
- b) Receipt of BACs remittance advice from NDC – final 50% of precept and grants was NOTED.
- c) Accounts to settle:
 - Wendy Sweet – pay (£196.35) & expenses (£5.31) £201.66
 - Susannah Coffin – repair of Roachill walls £190.00

It was RESOLVED to settle the above accounts – Cllr Howe proposed, Cllr Maidment seconded, all agreed.

- d) It was RESOLVED to make a donation to Torridge, North, Mid and West Devon Citizens Advice of £25 in response to their email and letter dated 26.09.19, previously circulated, Cllr Barrett proposed, Cllr Pomfret seconded, all agreed.

19/97 Planning

- a) Applications notified since last meeting – Ref 70603 - Prior approval for change of use of agricultural building to a dwellinghouse (Class Q (A&B) at The Barn, Roachill – Cllr Howe reported that he had visited the applicant and spoken to the neighbours. The closest neighbour has no problem with the application. He felt that no comment was needed to be made. Councillors were given the opportunity to make comments or ask questions of Richard Vos, the applicant, who was attending the meeting.
- b) Applications determined since last meeting – Ref. 70424 Erection of a timber garage at Rakino, Roachill has been approved.
- c) Applications received after preparation of the agenda - None

19/98 East Hill Farm

(i) **Update** – Cllr Filmer-Bennett reported that he and the clerk had attended a meeting with Simon and Sam Kingston of Kingston Building Contractors Limited and their architect at their request. A copy of the notes from the meeting had been circulated previously to councillors and are attached to these minutes. The potential issue of contention was that KPC was under the impression that a condition of the planning permission was the construction of a track across the field from part way down Traceys Hill for supply vehicles to use but this is not the case. Kingstons have produced an enlarged map as part of their Construction Environmental Management Plan (CEMP) to show the planned route for deliveries which will be through East Knowstone but they did not think that large lorries would be used. As the barn conversions are currently on the market, Kingstons felt that deliveries would be spread over a longer timescale. Kingstons have confirmed the access point to the Open Public Space and this is marked on the clerk's copy of the plan. With regard to the barn conversions - if/when sold the new owners will be subject to the same planning conditions/S106 conditions as the developer who will remain liable for building the affordable housing etc. Kingstons are waiting for their wildlife plan to be approved before they start building the affordable houses and it is likely they will not start until Spring 2020.

Cllr Ley was asked if he had any comment. He said that East Hill was an odd case as local councillors had not been able to raise issues since April at Planning meetings so he had had no input. This situation has been recently reversed and a similar scenario cannot happen again.

It was felt that KPC's relationship with the developer is straightforward at the moment and the council should encourage him to get on with building the affordables.

It was AGREED that KPC will write to the Planning Department informing them that it accepts Kingston's CEMP as there is no alternative but need to make sure that they stick to it. Cllr Filmer-Bennett and the clerk will draft a letter.

On the question of whether the development had started yet, Kingstons were not sure. Renovation of the farmhouse has taken place but that was not subject to the planning application.

(ii) **Appointment of solicitor** – four solicitors had been approached as follows:
Cross Wyatt, South Molton - £690 plus VAT and £40 land registration fee
Brewer Harding Rowe, Barnstaple - £650 - £850 plus VAT depending on difficulty
Ashfords, Tiverton – conflicted as they act for Kingstons

Slee Blackwell – message left but no call back received.

Cllr Howe felt it would be easier to deal with a solicitor who is based in the town closest to where work is being done, ie South Molton. It was RESOLVED that the Clerk writes to Cross Wyatt instructing them to act for the Council in connection with the section 106 agreement, Cllr Howe proposed, Cllr Barrett seconded, all agreed.

19/99 Third Party Reports (if present):

a) District Councillor Ley gave a brief report on the planning discussions at the recent Parish Forum which he and Cllr Howe had attended. Cllr Howe had asked the Head of Place who has final say on planning issues – the Planning Department of NDC or the planning committee? Under the new constitution it has to be the planning committee that has the last say. There is going to be another Parish Forum to just cover planning matters on 3rd December.

There is no news yet re. the chicken farm appeal. Once a decision has been made Cllr Ley plans to get together with the clerk at East Anstey to question why it did not go to a hearing especially as there were about 100 objectors and a lot of ramifications.

D/Cllr Ley concluded his report with an update of the long running saga regarding the wild boar site, which is just outside the parish boundary where more structures are being added without planning position. The situation is frustrating for nearby residents.

b) County Councillor – not present

19/100 Members Reports

a) **Highways** – Cllr Filmer-Bennett

(i) It was RESOLVED that the council writes to the Lead Councillor for Highways complaining at the failure by Devon County Council to implement an agreement to amend the signage at Holy Moor Cross to remove the positive signage for HGVs through East Knowstone whilst all other directional signage to remain and the 'no HGV' signage to remain for the Tracey Hill access to Knowstone, proposed Cllr Filmer-Bennet, seconded Cllr Howe, all agreed.

(ii) It was RESOLVED that the Traffic Warden be empowered to apply for road closure for the Village Fair and Dog show to held on 28th June 2020 (Sunday) between the hours of 12 noon to 17.00 and to be on Knowstone High street, on Fore Street from the field beside the log store beside the Masons arms to the High street and the lane between Rose Cottage and Indslake Cottage. proposed Cllr Pomfret, seconded Cllr Filmer-Bennett, all agreed. Cllr Filmer-Bennett reported that consultation has already taken place with the emergency services as well as with the Masons Arms.

(iii) Report back on attendance at Highways Conference – Cllr Filmer-Bennett reported that it had not been as good as previous years, just a collection of stands and only one councillor from North Devon and no senior officers in attendance. He has circulated various pieces of information to all councillors he had gathered at the conference as follows:

- Highways trials - The County Council is going to trial a way of coming into Parishes and asking councils and parishioners about the needs of the parish and gather local knowledge. KPC needs to start putting together relevant information. DCC is aiming to get the new system sorted by the end of 2020.
- Exploitation and modern slavery were flagged up including children buying and selling drugs which is a major problem in Tiverton. www.preventingexploitationtoolkit.co.uk gives information on signs to look out for.
- Proposed works on A361.

- (iv) It was confirmed that the road from West Bowden to the moor had been closed that day for cleaning of the cattle grid.
- (v) **Traffic through Roachill** – Cllr Filmer-Bennett thanked Cllr Pomfret for supplying him with the proper name of the tipping site. Details of the licence have been obtained from the Environment Agency. Cllr Pomfret also passed a copy of the rules & regulations for operating a tip. Cllr Filmer-Bennett said the Council was now in a position to write to the Environment Agency asking the right questions which should generate an inspection out of Barnstaple. The lorries transporting the spoil are damaging the road quite substantially through Roachill. The repaired South West Water point at Roachill has sunk again and has been reported again.
- (vi) Cllr Howe reported that the accident outside Beaples Barton recently had resulted in modest injuries to two of those involved and life changing injuries to one other. One of the vehicles had been overtaking on the red hatchings.
- b) **Footpaths & Beaples Stone** – Cllr J Pomfret reported that over the next month or so he will go around them all applying yellow paint and noting anything that needs attention. The two Moors Way sign post has not yet been repaired. It has been reported to Ros Davis at DCC so it should be in hand.
- c) **Police** – no report
- d) **Moors Management** – no report
- e) **Parish Hall** – Cllr Howe reported that six people had been clearing and tidying up the car park that afternoon. A quiz had taken place on Saturday which raised just under £200 for hall funds. Hall lights seem to have been fixed. There will be a new advert going into In Touch which makes point of all the facilities including use of kitchen. Upcoming events - Coffee morning on Saturday 2nd November, Film Night with Meal Deal at Masons Arms on Thursday 7th November – Fishermans Friends, Film Night (The Hustle) on Thursday 5th December, Christmas Bingo on Tuesday 10th December.
- f) **PCC** – Cllr Howe reported that there was going to be a visit to the church by the Tiverton Civic Society on 23rd October. It was hoped that the Society will be making a contribution to the ongoing project. The Christmas Fair will take place on Saturday 7th December and the Carol Service on Sunday 15th December at 6.30 p.m.
- g) **Snow Warden** – Cllr Filmer-Bennett said that there is a change in the way the grit is organised. The Snow Warden has to go on the website after checking the various bins. Cllr Filmer-Bennett said he would contact Cllr Stanbury and go through it with him. The missing bin from half way down Traceys Hill has been ordered. Cllr Barrett volunteered to check the bin outside the village near Great Wadham farm and will email the clerk. It was pointed out that the old concrete bin at Rock Hill has been damaged and has been reported.

19/101 Business at the Chairman's discretion – none

19/102 To confirm date & time of the next meeting – 26th November 2019 at 7.30 p.m.

The meeting closed at 8.43 p.m.

Notes from meeting on Thursday 10th October 2019

Present: Simon Kingston and Sam Kingston of Kingston Building Contractors, Peter Ellis, architect, Cllr Filmer-Bennett (Vice Chairman), Wendy Sweet (clerk)

1. **Access to site.** Confusion had arisen from developers' point of view as contrary to the Council's understanding a purpose built track across the field from part way down Traceys Hill had not been part of the planning conditions. Therefore the Construction Environmental Management Plan (CEMP) is what is likely to be implemented and will appear as an agenda item at next meeting for KPC to discuss. Sam Kingston will email a clearer map re. point 1 of the CEMP to the clerk to show the route of deliveries which will be through East Knowstone. As the barn conversions are on the market it was suggested that the transporting of materials will be spread over a greater time period rather than a concentrated one which would be the case if they were developing the site themselves.
2. **Access to Public Open Space** was confirmed by Simon Kingston & is shown on the attached plan (highlighted in yellow)
3. **Access to the Affordable housing** area was confirmed and is shown on the attached plan (highlighted in yellow)
4. **S106 land & money** - informed Kingstons that KPC would be shortly appointing a solicitor who will be instructed to write to them to start the process for the transfer of the land. Correspondence will be passed to their solicitors – Ashfords.
5. **Barn conversions for sale** – sale of these will be subject to planning conditions, the access plan (once agreed) and S106 conditions; Kingstons will remain liable for the public open space and money to be paid to KPC and for building the affordable homes.
6. **Affordable housing:**
 - (i) Kingstons are waiting for their wildlife survey to be approved.
 - (ii) Material they dig out in order to build affordable housing will be re-used on site and will not be transported elsewhere.
 - (iii) Realistically Kingstons will not starting building the affordables until Spring 2020 as Council also has to approve the access
 - (iv) They have approached a couple of Housing Associations – one of which is Falcon. Once they start building they will chase commitment from Housing Assoc.
 - (v) In the event of not finding a Housing Association to agree to buy/take on the houses, Kingstons would have to rent them out at a social rent cost.