

Minutes of the Meeting of the Council held on 25th August 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, C/Cllr J Yabsley, D/Cllr E Ley

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 be deleted once the minutes had been completed.

20/44 Apologies for absence – Cllr Filmer-Bennett

20/45 Declarations of Interest (re. matters appearing on this agenda) - none

20/46 Approve Minutes It was RESOLVED to accept the minutes of the meeting held on 26th July 2020, after amending item 20/41(f) first line to read “Cllr Howe paid tribute to Annie Mott (née Norman) who had died in a tragic accident last week whilst driving her tractor, helping a neighbour with hay turning”. Cllr Moore proposed, Cllr Pomfret seconded, all agreed

20/47 Resignation of Cllr Filmer-Bennett The Chairman reported that Cllr Filmer-Bennett had resigned with effect from 1st September as he was moving out of the parish. He had been the Vice Chairman, Road Warden and dealt with Highways matters as well as being the Council’s representative on the Parish Hall Committee. At the next Council meeting the Chairman hoped that the position of Vice Chairman could be filled as well as his other duties being divided out between councillors. He expressed his thanks to Cllr Filmer-Bennett for the sterling work he had done. He had worked diligently on Highways issues and his efforts will be missed. The Clerk will write to him expressing the Council’s thanks and will notify North Devon Council that there is a vacancy for a Parish Councillor.

20/48 Correspondence (not covered elsewhere on the agenda)

- Email from SW Overhead Communications about a proposed road closure in Knowstone on 2.11.2020
- **Note any correspondence received after the preparation of the agenda:**
- Parish Update dated 10.08.20 from Selaine Saxby, MP;
- Email dated 13.08.20 from Mid Devon Council re. Local Plan review;
- Summer newsletter received from CPRE.

20/49 Public Questions – None from the member of the public present but Cllr Moore reported that it had brought to his attention via a third party that a parishioner thought it would be a good idea to site a red telephone box in Knowstone village (where the previous telephone box had been) and use it as a book exchange. It was pointed out by Cllr Howe that the library facility in the hall would be available again once it has fully re-opened. It was also felt that a red telephone box would be expensive to buy. If a stronger, more detailed request, was received then the Council would be more inclined to pursue it and it was agreed that the Clerk would contact the person concerned and invite them to submit more details etc.

20/50 East Hill Farm – Update The Chairman reported that a rough estimate of £18,000 (including VAT) had been received from J Poole for levelling the ground at East Hill so potentially it could be used as an Air Ambulance landing site. This rough cost included creating an entrance and erecting gates which the contractor may have to do as part of the S106 agreement. Some or all of this cost may be covered by DAA. Cllr Pomfret queried the timescale for being granted the land and money and it was also noted that a replacement Trustee for Cllr Filmer-Bennett is needed. The Clerk will contact Crosse Wyatt about these points. The Chairman said that if the housing survey shows little or no need for affordable housing in Knowstone there might be some argument to allow Kingstons to build open market houses and give the Council more money but if there is a clear indication of need in Knowstone and surrounding parishes it would give the Council the steer to pursue the affordable houses. C/Cllr Yabsley re-iterated the importance

of keeping an eye on the progress of the application and said that the Parish Council needs to be part of the discussion on what the Parish gets out of it if the conditions of the application change. The contribution to the parish should be higher if local needs houses are built and even higher if the developers build open market houses instead. The outcome of the recent housing needs survey would dictate what is allowable. Both he and D/Cllr Ley advised that KPC should be pushing for local needs dwellings. The council has to try to make sure it does the right thing for the community. The developer will have to formally apply for a variation to the S106 agreement at which time the Parish would be consulted. It was felt that clarity was needed on whether the developer had actually started building as there is a twelve month limit within the S106 agreement and it was AGREED that the clerk would ask Crosse Wyatt to write to Kingstons to ascertain this.

20/51 Finance

- a) The receipt of £35.07 from Rackenford Parish Council, being 50% contribution towards cost of Zoom, was NOTED.
- b) It was RESOLVED to agree the accounts to date and bank reconciliation, having been previously circulated, Cllr Moore proposed, Cllr Stanbury seconded, all agreed.
- c) It was RESOLVED to settle the following account, Cllr Pomfret proposed, Cllr Moore seconded, all agreed:

- Mr R Ridd (supplying & spreading chippings at Beaples Stone area as quoted) £560.00

20/52 Review Financial Regulations Cllr Pomfret had raised a few queries via email after reading the Regulations which all councillors had received and the Clerk had responded to them. The Chairman raised two points which he felt needed to be updated: the amount above which three quotes need to be sought (currently £500) and the rules relating to spending money over £5,000. He will draft and circulate proposals to address these two points to be discussed at the next Council meeting. The Council's investment strategy will also be reviewed at the next meeting.

20/53 Standing Orders Working Group Update – the group (Cllr Moore, Cllr Pomfret and the clerk) plans to meet in the next couple of weeks and will report back to the next meeting.

20/54 Planning

(i) **Ref: 71939** - Change of use of land to allow for the siting of one shepherds hut, compost toilet & shower at Lockett, Knowstone EX36 4RS – Cllr Howe reported that he had made a site visit and looked at the proposed location for the shepherds hut etc which is on a small plateau on the edge of the valley. It is secluded and does not overlook anybody. The application has subsequently been amended to allow for it to be used as a holiday let. Cllr Howe proposed that the Council supports the application, Cllr Barrett seconded, all agreed.

(ii) **Ref. 71874** - Conversion of barn into additional living accommodation at Ford Farm, Knowstone EX36 4RT – Cllr Howe had undertaken a site visit and reported that it was a stone and cobb barn that the applicant wanted to develop into additional accommodation for visitors who come there for pheasant shooting. This had implications as it was for business purposes. Cllr Howe proposed that the Council made 'no comment', Cllr Stanbury seconded, all agreed.

(iii) Applications received after the preparation of the agenda:

(a) **Ref. 71951** - Change of use of land from agricultural to mixed use of agricultural and equestrian at Moortown Barton, Knowstone EX36 4RZ – Cllr Howe will arrange to make a site visit with Cllr Moore and this application will be discussed at an Extraordinary council meeting to be held in two weeks' time.

(b) **Ref. 72027** - Erection of agricultural building for dry storage, machinery storage and livestock use at Land at Ash Mill, EX36 4RT – this application relates to the field on Crosside Hill. The Clerk will contact the agent to arrange a site visit for Cllr Moore and Cllr Howe and the application can be discussed at an Extraordinary council meeting in two weeks' time. It was NOTED that the Environment Agency has been advised by the Clerk of the damage being done by pigs to the banks of the stream at this location.

20/55 Third Party Reports

- a) District Councillor D/Cllr Ley reported that Enforcement proceedings are underway at Oaklands Poultry Farm. In response to the Chairman's query about wind turbines, D/Cllr Ley said that Government guidance is encouraging them and there may be a spate of them. Referring to past events he felt that some recognition was due to one person who single-handedly stopped the installation of 9 plus 2 turbines on the ridge by Lockett and Ford Farm.
- b) County Councillor C/Cllr Yabsley said that there would be an update on the noise compliance at Batsworthy at the next Resources meeting. The delay has been due to an outstanding legal query. A lot is going on re. Highways. He was sorry to see Cllr Filmer-Bennett go; Cllr Moore said he would take up Highways issues until a replacement has been appointed. He has not yet had the chance to speak to the resident at The Hunting. Recovery planning was on going but there is a lot of uncertainty regarding the virus situation. All councillors, District and Parish, who have had involvement with Planning matters are being encouraged by our MP to respond to the Government's Consultation to put across rural needs.

20/56 Members Reports

- a) **Highways** – no report as Cllr Filmer-Bennett not present. Cllr Stanbury requested that the purchase of a salt spreader to go behind a quad bike as previously mentioned by Cllr Filmer-Bennett is considered at the next Council meeting.
- b) **Footpaths & Beaples Stone** – Cllr Pomfret reported that the weeds at Beaples Stone were fighting against the new chippings; the trimmed border looks good. Re. footpaths – the vegetation is growing rapidly again. He has been trying to contact Ros Davies to obtain maps of the parish paths to go in the Welcome Pack and to get clarification on moving the gate at the bottom of Shapcott Woods as requested by the owners of the land. C/Cllr Yabsley suggested that Cllr Pomfret contacted Simon Houghton who also works in the Footpaths Department at DCC.
- c) **Welcome Pack** – Cllr Maidment reported that this was now ready to be printed. She will send it to the Clerk to re-format into a booklet and print. It was noted that several properties in the parish had recently changed hands.
- d) **Police Report** – Cllr Moore said that there was not very much to report. He would be doing some training in Bodmin at the weekend which the Rural Crime Officer for Cornwall would be attending and he planned to take the opportunity to talk to him about the incident involving the van parked on the moor.
- e) **Parish Hall** – Cllr Howe reported that following a risk assessment of the hall being undertaken by the hall re-opening sub-committee, a trial Pilates class had been held in the hall. The user had commented on the excellent state of the hall.
- (f) **PCC Report** – Cllr Howe reported that the church is opening on 3rd September for Annie Mott's funeral. The numbers will be limited to 30 participants who will have to use sanitiser on entry and wear face masks. Her interment will take place after the service and she will be buried next to her father, Bill Norman. A christening is due to take place in October

20/57 Parish Meeting – It had been loosely decided to hold a Parish meeting later this year with talks about managing the moors, East Hill farm and the potential Air Ambulance landing site. It was provisionally decided to hold it in two months' time instead of a normal Council meeting. C/Cllr Yabsley queried whether face-to-face meetings are allowed yet and the Clerk will check this out with DALC. If a meeting is not held it is planned to produce the usual booklet to be circulated to everyone in the Parish.

20/58 Business at the Chairman's discretion – None

20/59 To confirm date and time of the next meeting – Tuesday 22nd September 2020 at 7.30 p.m.

The meeting closed at 21.00.