

Dear Knapton Parish Council,
08.12.2025

Thank you for your letter/email dated 20th November 2025. Request for a Release of the Restrictive Covenants – Land Conveyed to Knapton Parish Council 1955 by my grandfather Mr David Cargill.

Regarding this request, We are denying the request based on the following reasons:

It is our belief that these restrictions were put in place to safeguard the peace and quiet of the surrounding neighbours that border the piece of land laid out in the Conveyance dated 1955.

The restrictions on the original document are still valid today to stop any individual or “self-interested” parties having control of this piece of land, hence the restrictions on points 2,3,6 and 7.

We are aware of various complaints from villagers about noise pollution and anti-social behaviour. The restrictions on the covenant are meant in some way to limit such disturbance caused and so point 1 and 4 should remain so that the Parish Council can keep control of said land.

We dispute that the land has been sublet to MADRA continuously since 1985. There was no lease from the end of the 27yr lease, dated May 1985 to the 7yr lease dated 29th Oct 2020.

We had no knowledge that the land was being sublet. Regarding the point the KPC makes about “no objection or challenge has ever been raised” para 4 of your letter - We note that the Parish Council Chairman wrote to the Charity Commission in April 2011 confirming the KPC wished to take back the land due to serious and prolonged mismanagement by MADRA.

I think it is incumbent upon the KPC to maintain and safeguard the restrictions imposed by the Covenant in the interests of the neighbours and Parish as a whole.

It would seem a huge waste of parishioner's money to legally challenge a covenant when the easiest solution would be to stop leasing the land.

We would like this letter to be read out at the next PC meeting and for it to be put up in the village notice board next to the original restriction of the covenant for the Parishioners to see, as not all of them have access to the KPC website.

Yours sincerely

Alistair Cargill