

# PETROCKSTOWE PARISH COUNCIL

Minutes of the Planning Meeting held in the kitchen of the  
Baxter Hall on Tuesday 15<sup>th</sup> February 2022 at 7.00pm

Present: Cllrs M Busby (Chair), I Fisher (ViceChair), J Brasier, J Richards, A Hunkin.  
Public – G Phillips, S Blackman (agent for G Phillips), 2 members of the public

1. **Apologies of Absence.** Cllrs M Thompson, J Harris, F Lowe (Clerk).
2. **Declarations of Interest.** None
3. **Planning** -Council is asked to discuss the below planning application/s and inform the Clerk of its comments to forward to Torridge District Council. Any planning applications received after the distribution of this agenda will also be considered.
  - a. **Application.** Ref: 1/1276/2021/FUL Date: 3rd February 2022 Proposal: Application for approval of technical details for a single dwelling and associated works following grant of permission in principle. Location: Land South Of 1 North Town, Petrockstowe, Devon.

On behalf of Mr Phillips, Mr Blackman outlined changes they were making as a result of the Inspectors report. Councillors questioned Mr Phillips and Mr Blackman. Chairman summed up and clearly stated the PC would continue to object on the following basis. *We reiterate our previous objections and add;*

*It seems inconceivable that a house and parking for two cars with turning can be fitted on this plot. What happens if a family has three cars.*

*Although the plot size is deemed acceptable by modern standards, it is more suitable for an urban or suburban estate setting than this village where the normal plot sizes are considerable larger, even for the more modern properties.*

*This is a very busy crossroads, Vis splays of 2.4m & 43m in either direction required.*

*To obtain this splay approx.. 50% of the Devon hedge would need to be removed. This was planted as a condition for the extension of the existing cottage. The plan shows no removal of the hedge on the junction corner so we fail to see how this work would "improve the junction" especially with a large house screening traffic.*

*Also to obtain the splay the plan shows the removal of another portion of hedge/bank on the bordering with the property next door. They may not wish to allow this.*

*The developer will give no guarantee that this will be low cost housing.*

- b. **Application.** Ref: 1/0023/2022/FUL Date: 25th January 2022 Proposal: Erection of two no. dwellings to replace existing vegetable packing shed and Hay Barn in lieu of 1/0859/2019/AGMB Location: Hallwood Farm, Petrockstowe, Okehampton, Devon. *Petrockstowe Parish Council have no objection to this application.*

*Council is asked to receive planning application decisions made by Torridge District Council. Council is asked to note the below decision:*

**Decision.** Ref: 1/1429/2021/FUL Date: 3rd February 2022 Proposal: Retention of oil tank Location: Aish Barton, Petrockstowe, Okehampton, Devon. **GRANTED**

The meeting was declared closed at 7.40 p.m.

Chairman ..... Date .....