

PETROCKSTOWE PARISH COUNCIL

Minutes of the Parish Council Meeting held virtually on
Tuesday 16th March 2021 at 7.30pm.

Present: I Fisher (Chair), M Busby (Vice), J Richards, J Harris, J Brasier,
M Thompson, CCLr A Saywell, DCllr Hurley, 1 member of the public, F Lowe

125. **Apologies of Absence.** DCllr Wiseman & Cllr Hunkin.PCSO Baker did not attend.

126. **Declarations of Interest.** None declared.

127. **Public Session.** None

128. **Approval of Minutes.** The minutes of the virtual Parish Council Meeting 19th January 2021, having been previously circulated were approved as a correct record. To be signed at a later date.

129. **Planning**

- a. **Application:** Ref: 1/0941/2020/FULM dated: 28th January 2021 for the proposal: Residential development for 10 dwellings and associated works (Revised layout and elevations) (Variation of conditions 2 & 3 of planning permission 1/0450/2017/FULM) (Amended Plans) at Land To East Of Syncocks Farm, Petrockstowe, Devon. **Comments given to Planning:** *We are pleased that plots 4,5 and 6 have been earmarked as affordable housing. However, it is felt that there must be a covenant on these to ensure they are secured for local purchasers and not available for second homes or buy to rent. It is further felt that at the very least a minimum of half of the houses should have chimneys and it was pointed out that of the 6 buildings, 4 should have chimneys to meet the observations from last time around (including from the conservation officer), ie: double what is currently shown. We don't consider the removal of some of the ornamental brickwork to a couple of the houses as adding sufficient variety to this development and would like to see this reinstated. It does look very much as if the original application was made very attractive just to get approval and now it is being tweaked to make it as cheap to build as possible leaving a bland unsuitable development for a village setting. It should be pointed out that the Parish Council were not the ones to suggest thatch on some of these dwellings. We can only assume this was included by the developers to give some link to Syncocks farm which is thatched and to make the development more acceptable.*
- b. **Application:** Ref: 1/0107/2021/FUL dated: 9th February 2021 for the proposal: Installation of an air source heat pump to replace existing LPG heating system at Harmony Cottage, 1 The Square, Petrockstowe, Okehampton, Devon. **Comments given to Planning:** *Petrockstowe Parish Council applauds this application for using a renewable energy source and has no objections.*
- c. **Decision:** Ref: 1/1186/2020/FUL date: 16th February 2021 for the proposal: Demolition of barn within the curtilage of a listed building and replaced with a

Initials of chair

- new dwelling together with detached garage for both new and existing dwellings at Syncocks Farm, Petrockstowe, EX20 3HE. **GRANTED**
- d. **Decision:** Ref: 1/1038/2020/FUL dated: 22nd February 2021 for the proposal: Conversion of barn to one dwelling, erection of cabin and change of use of yard area to residential garden - in lieu of Class Q permission (2no dwellings 1/0690/2018/AGMB) at Barn At Grid Reference 250827 110309, Petrockstowe, Devon. **GRANTED**
- e. **Application:** Ref: 1/0207/2021/LBC dated: 24th February 2021 for the proposal: Proposed workshop and garage at Magpie Cottage, Sheepwash, Okehampton, Devon. **Comments given to Planning:** *While Petrockstowe Parish Council have no objections, there are concerns that this could be converted into a holiday let in the future.*
- f. **Application:** Ref: 1/0218/2021/FUL dated: 10th March 2021 for the proposal: Proposed agricultural livestock building at Land At Hallwood Farm, Petrockstowe, Devon. **Comments given to Planning:** *While Petrockstowe Parish Council have no objections, there is a concern that the "smell" of the livestock could travel to the new houses.*
- g. **To be discussed. Application:** Ref: 1/0219/2021/FUL dated: 10th March 2021 for the proposal: Proposed workshop and garage at Magpie Cottage, Sheepwash, Okehampton, Devon. **Comments given to Planning:** *While Petrockstowe Parish Council have no objections, there are concerns that this could be converted into a holiday let in the future.*
- h. **Advised after Agenda issued. Application:** Ref: 1/0217/2021/FUH dated: 17th March 2021 for the proposal: Single storey rear extension at 1 New Berry Cottages, Petrockstowe, Okehampton, Devon. **Comments given to Planning:** *Petrockstowe Parish Council have no objections.*
130. **Correspondence.** Cllrs agreed that they had received the correspondence as listed from 13th January to 11th March 2021 inclusive.
131. **Matters arising from previous minutes.**
- a. **Follow up meeting with the Highways Officer.** Cllrs Fisher, Busby and Richards met with HO. They discussed the issues between Brandize Hill and Woolacott. It is accepted that some issues will take time to address but that the flooding is more urgent. Merton Mile is to have work done on the camber and from North Town Cross to Moormill to Petrockstowe Station work will be done to address the flooding. Cllrs were able to advise that there is flooding at the Tarka Trail junction. HO map of drains and drainage routes is incomplete; some info is believed to have been lost when this was digitalised, and the HO is working to correct this. Local knowledge is being used to aid this.
132. **Current Business.**
- a. **Public Footpath/Private Road.** Cllr Brasier has been able to access the Ramblers Association (RA) "lost pathways" map and has been in contact with John Baker at PROW. There was a review of paths done but it is believed that this was in approx. 2010-2014. Cllr Brasier is hoping to contact the Definitive Map Review (DMR) team for an update. 2 further lost paths have been identified – Sandpits Lane and behind cottages at North Town Cross. The path

with bridge from New Road to Tarka Trail is not shown on the RA map and Cllr Brasier will advise them. It is understood that the bridge was added to allow horses access to the Tarka Trail. As this goes forward, landowners will need to be informed of the intent to reinstate the footpaths. The PC is happy to support the reinstatement of these footpaths for the use of all parishioners. Cllr Brasier will get further information before asking parishioners to help with providing statements regarding historical use. Cllr Saywell advised that this is a long process and very legalistic.

- b. **Play Park Constitution.** Richard Lawson has taken over the “overseeing” of the Play Park and this requires the Constitution to be amended. All cllrs **approved** the revised version and Clerk will send this to Richard.
- c. **Draft Resource & Waste Strategy.** This was thought to be an interesting document and prompted a discussion. It is generally felt that recycling and waste collection is good. However, a lot of waste/recycling is produced by visitors to Devon and would welcome a “Tourist tax” to go towards the cost of this. **Clerk to complete survey**
- d. **Meeting Dates.** All acknowledged.
- e. **Dog Poo Bins at Petrockstowe Station.** Cllr Fisher has advised that these are frequently full to overflowing and the bin is broken. The Clerk has asked TDC who has the responsibility but has not yet received a response. **Clerk to chase.**
- f. **The Laurels Pub.** Following a discussion, it was determined that the PC do not want to be involved directly but would support any parishioner or group who wish to pursue an ACV or purchase as a community pub. An ACV would require a plan which we don’t have. Cllr Thompson will contact CAMRA for further advise and information. It was agreed by all that we would like the pub to remain as a valuable asset within the village.

133. **Councillors Reports.**

County & District Reports. Provided in a separate document.

134. **Finance**

- a. Flowers were sent to Heather Harris (a previous Clerk to the Council) on the death of her husband Peter. Cost of £23.00. Heather has expressed her thanks.
- b. Clerks expenses of £83.30 to include the flowers above and £50 for agreed training. **Approved**

135. **Date of next meeting** This was confirmed as Tuesday 18th May 2021 and will be the Annual Meeting – to be held via MS Teams at 7.30pm

The meeting went into Part 2 at 9.13pm for 10 minutes.

136. **Play Park Report.** Omitted from item 133. Richard Lawson has provided a report on the Play Park and all seems in order.

Cllr Fisher thanked all for attending and closed the meeting at 9.23pm

Chairman Date

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