

PETROCKSTOWE PARISH COUNCIL

Minutes of the Planning Meeting held in the Baxter Hall
on Tuesday 18th June 2019 at 7.30pm

Councillors present: I Fisher (Chair), M Busby (ViceChair), A Hunkin, J Harris,
J Jeffs, D Kelsey, J Richards, 8 members of the public

1. **Apologies of Absence.** CClr A Saywell, DClr R Wiseman, F Lowe (Clerk)
2. **Declarations of Interest.** Cllrs Fisher and Kelsey as direct neighbours, Cllr Hunkin as relatives may work on the development.
3. **Defibrillator.** The Chairman apologised for bringing up an item not on the agenda but pointed out that the Defib machine had been used in her absence and therefore needed a replacement set of electrodes. She was happy to order these on her personal card if the P.C. were ok to reimburse her at the next meeting. The cost would be £44 + vat £52.80. All agreed.
4. **Application.** Ref: 1/0348/2019/OUT dated: 4th June 2019 for the proposal of outline application for 3no. dwellings with all matters reserved except access at Land South of Rectory Rise, Petrockstowe, Okehampton, Devon

The Chairman pointed out that she would not comment or vote personally on this application. Cllrs Hunkin or Kelsey would comment but not vote, having declared an interest. After consulting with the other Councillors and asking their opinions, it was unanimously agreed to object to this application. Members of the public were then permitted to comment. All were against the proposal for various reasons.

The Councils objections are summarised as follows:

The field is in a designated rural area and the village is not identified in the local plan as one where development should be directed and the application is therefore contrary to Local Plan Policy ST07. There is nothing to suggest the development will meet local needs and there is already planning approval for 10 mixed houses at Syncocks Farm.

The access is unsafe as it is on a blind bend with a barn situated on its right-hand side, further blocking the view of the road. The properties on either side already experience problems exiting and entering their own properties, one of whom has given up using their garage and parking area.

The site is on one of the highest pieces of ground in the village and therefore any building would have visual impact on the village as a whole. The new buildings would face straight into the backs of the existing properties along Rectory Road impinging on their privacy, with street lighting also impacting upon them. There were also concerns voiced about surface water as this is also causing problems now after heavy rain.

One of the councillors has undertaken 3 registered surveys for Devon Bats over the last 2 years in his back garden hedge and has shown that Common Pipistrelle, Myotis Species, Noctule and Whiskered Bats regularly feed along these hedges. Development would have an adverse effect on them.

Initials of chair

Continuation of minutes of Planning Meeting of 18th June 2019

The village is poorly accessed by public transport as there is only 1 bus a week, there is no shop, post office, doctor's surgery, or school.

There are also no footpaths along most of the village.

It was then agreed that the clerk write to T.D.C. objecting to the planning proposal for the above reasons.

The Chairman thanked the public and Councillors for their attendance and declared the meeting closed at 8.00 pm

Chairman Date