

**From:** Petrockstowe Parish Council

**Sent:** 19 July 2017 10:57

**To:** 'planningsupport@torridge.gov.uk' <planningsupport@torridge.gov.uk>

**Subject:** RE: Parish consultation request ref 1/0450/2017/FULM

Petrockstowe Parish Council would like to make the following comments regarding this application:

The Parish Council objects to the planning application on the following grounds:

1. Under the Planning Policy Framework 5.11 Application in Rural Settlements that fall under DVT2 such as Petrockstowe, will be limited strictly to that which is essential to meet identified affordable local, social or economic needs. Our last survey identified the need for 2 local low cost houses. There are plenty of larger houses available within the village but very few smaller ones. The last development in Petrockstowe was Townland Rise which was solely larger houses.
2. Petrockstowe has very limited local services. No school, no shop, no bank, no bus service, no doctor's surgery etc. The nearest shops, secondary school and doctor's surgery are more than 7 miles away at Great Torrington (where the last remaining bank has now closed), and the nearest primary school is at Merton.
3. The Tree and Landscape Officer objects to the application due to the closeness of some of the houses to mature trees. He feels it will be difficult to construct the access road without damaging the roots of mature trees. He also feels there will be some conflict as the existing trees will cause unacceptable shade to some of the proposed houses.
4. There is also the subject of the piece of land which is to provide for "run off" and "accessible land for the village". The Parish Council has concerns as to who would be responsible for maintaining this area. The Parish Council has a very small precept and would not be able to take responsibility for it. The Parish Council also feels that the land should not be allowed to become a wilderness and that there should be some sort of covenant to prevent further development on it. We also have concerns that the road by plots 9 & 10 ends in parking spaces leaving the opportunity to use this as an access road to possible future development. Are these parking places secured as these spaces are required by Highways to provide 2 spaces per dwelling?
5. The Parish Council would like to recommend that the S106 affordable housing contribution is used to purchase 2 of the houses in the development.

The Parish Council would be more enthusiastic if the development were for less and smaller houses.

Regards

Fiona Lowe

Parish Clerk

Petrockstowe Parish Council