

# PETROCKSTOWE PARISH COUNCIL

Minutes of the Planning Meeting held in the Baxter Hall kitchen on Tuesday  
16<sup>th</sup> October 2018 at 7.00pm

Councillors present: I Fisher (Chair), M Busby (ViceChair), A Hunkin, J Harris,  
C Pink, 3 members of the public

1. **Apologies of Absence.** Cllrs J Jeffs, D Kelsey, F Lowe (Clerk).

2. **Declarations of Interest.** None declared.

**Planning Application.** Reference: 1/0963/2018/OUT dated: 27th September 2018 for a proposed outline application with all matters reserved for erection of 2 dwellings at land at Upton, Petrockstowe, Okehampton, Devon. After some consultation amongst the councillors and invited comments from the public, the council feel they must object to this proposal for the following reasons:-

- a. The village is designated as “countryside” in the new local planning guidelines. As approval, (pending S106) has been given for 10 dwellings at Syncocks farm and also for 2 barn conversions, in the last few months, we feel that a case cannot be made that shows a need for any more dwellings to be built in the village at present.
- b. There are strong concerns regarding the closeness of the entrance to a busy mixed farmyard. There are concerns that large machinery frequently passes the proposed entrance. This driveway was originally for one dwelling for older relatives of the farmers. The construction of 2 family homes with the probability of children running around seems to the Parish Council to present a serious danger. It is a narrow lane with no footpath. There are also concerns that the inevitable noise at times with legitimate farming activities such as lambing, silageing, harvest times and stock management etc. could provoke complaints making difficulties for the farm.
- c. Despite the cutting back of the bank, by a small amount, the Parish Council feels that the access does not have a good view of the road, as there is a hill north of the entrance and trees, exposing anyone turning right to the danger of the farming activities as mentioned above and heavy lorries which also often use this narrow road.
- d. Councillors also expressed concerns that his development could open up an access (albeit an unsuitable one) to the farmland beyond, for other opportunist developments.
- e. Councillors also expressed concerns about the diverse wildlife which has been logged as using this area which could be adversely affected by this.

With no further business, the meeting was closed at 7.20pm.

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