

# PETROCKSTOWE PARISH COUNCIL

Minutes of the Parish Council Meeting held in the Baxter Hall  
on Tuesday 15<sup>th</sup> November 2022 at 7.30pm.

**Present:** Cllrs M Busby (Chair), J Brasier, A Hunkin, J Harris, J Richards

**In attendance:** Parish Clerk - F Lowe, 4 members of the public

**Public Question Time** Public Bodies (admissions to meetings) Act 1960 s1 extended by the LG Act 1972 s100.

3 Parishioners came to support their planning applications and Standing Orders were amended to discuss items 4a and b during the Public Session. The application was discussed and the PC instructed the Clerk to provide the comments: *Petrockstowe Parish Council have no objections and are happy to see these listed buildings being restored.* 3 members of the public left.

**Cllr Saywell** – provided a report in his absence which was emailed to all Councillors prior to the meeting.

**Cllr Hurley** – was unable to attend but advised that he could be contacted by email if required.

## 1. Acceptance of apologies for absence

Schedule 12 of the Local Government Act 1972 requires a record to be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Parish Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are accepted. **Resolved:** Cllr Thompson is on vacation and PCSO Baker sent her apologies due to work commitments. Cllr Fisher did not attend. Cllr Saywell, DCllrs Wiseman and Hurley sent apologies.

## 2. Declarations of interest. Members to declare any interest they may have in agenda items that accord with the requirements of the relevant authorities (Disclosable Pecuniary Interests) Regulation 2012 (SI 2012/1464) (NB this does not preclude any later declarations)

**Resolved:** During the meeting; Cllrs Busby, Harris and Brasier declared an interest as trustees of the Baxter Hall and Cllr Busby as a volunteer with Citizens Advice.

## 3. Approval of Minutes. To receive and sign the minutes of the Parish Council Meeting held on 29<sup>th</sup> September 2022. LGA 1972 Sch 12 para 41(1). **Resolved:** that they were a true record of the meetings decisions and signed as such.

## 4. 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: 1/0892/2022/FUL Date: 19th October 2022 Proposal: Change of use and conversion to one dwelling with annex accommodation (Buildings D, E and F) Location: Barn At Aish Barton, Petrockstowe, Devon. *Discussed during Public Session*
- b. **Application:** Ref: 1/0893/2022/LBC Date: 19th October 2022 Proposal: Change of use and conversion to one dwelling with annex accommodation (Buildings D, E and F) Location: Barn At Aish Barton, Petrockstowe, Devon. *Discussed during Public Session*
- c. **Application:** Ref: 1/1042/2022/PIP Date: 8th November 2022 Proposal: Erection of 5 bungalows Location: Land At Synocks Farm, Petrockstowe, Devon. This was discussed in great depth and the following comments were approved to be sent to the Planning Department:

*Petrockstowe Parish Council object strongly to this application for the following reasons:*

*There are currently approved developments of 3 properties which are being built and 10 properties which is not being completed as there has been no interest in a developer purchasing the site.*

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*Under 3.133 of the Local Plan “Speculative development will not be supported in view of sustainability considerations. New dwellings will be allowed either as affordable housing or subject to secure arrangements to ensure occupancy is limited with initially, and in the future to: - persons with identifiable local connections”. This application does not meet this criteria.*

*Under the National Policy DM 24 “in qualifying rural settlements proposals for local identified housing need to be supported where (f) secure arrangements are made to ensure dwellings remain available to meet the locally identified housing needs of the local community both initially and in the long term” Petrockstowe is a rural settlement and as such under the local plan we request that evidence be provided to show that a housing requirement has been generated.*

*Under 7.18 in the Local Plan “seeks to ensure that a balance between provision of new housing and services, facilities and the infrastructure required to accommodate any new building whilst ensuring that appropriate employment opportunities are delivered for new residents”. We request proof of these as there is very little employment opportunity within Petrockstowe as there is only 1 bus a week (Friday), no shop, no school, no pub (despite your stating there is one), only one place of worship and the nearest Post Office has closed (Merton). Currently there is no Post Box within the village! There is currently little or no demand for new houses within this rural settlement.*

*Under the rural settlements 3.131 “to enable small rural communities to meet locally generated needs, local occupancy dwellings in settlements qualifying as rural may be permissible.” This application does not meet this criteria.*

*Should this application progress further, Petrockstowe PC would need to see a management agreement / trust to maintain the “open areas” of bog to sustain the eco system and to provide maintenance in perpetuity.*

*We further feel that this is an addition to the previous application for 10 dwellings and as such should have been included in the previous application. To have an addition is “planning by stealth” to prevent the developer having to meet conditions for larger developments.*

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

- d. **Decision:** Ref: 1/0865/2022/FUL Date: 2nd November 2022 Proposal: Proposed additional roof areas to front yard, dung store and middle yard Location: Heanton Barton Farm, Petrockstowe, Devon. **GRANTED**
5. **Correspondence.** Cllrs agreed that they had received the correspondence as listed in the agenda from 23<sup>rd</sup> September to the 8<sup>th</sup> November 2022 inclusive, and had no comments
6. **Matters arising from previous minutes.**
  - a. **No 4 The Square** – The Clerk has contacted the owner twice but received no response.
  - b. **Parking on the Square** – Letters have been delivered to all households around The Square asking that they park considerately and responsibly. Cllr Busby expressed concern at the growth of weeds and vegetation on and around The Square. **It was agreed** that a maximum of £100 could be spent on a one off treatment. There was also a complaint that a hog was prepared on the wall of the War Memorial. **The Clerk was instructed** to contact TDC to ascertain if this is acceptable. It was felt that it is disrespectful to the War Memorial and unhygienic.
  - c. **Virtual Attendance** – c/f as not used at this meeting
  - d. **Voluntary one-way system for clay lorries** – The Clerk has been in communication with Sibelco who after initially agreeing that this was a good idea, have come to the conclusion that the turning at the Gribble junction is too tight for the lorries to be able to negotiate.
7. **Current Business.**
  - a. **Budget for 2023-2024.** The Clerk provided a proposal but has not yet received the figures for renting the Baxter hall for meetings. Grant requests have been received from the Churchyard, ODTCC, Citizens Advice and The Plough. Cllr Busby advised that Baxter Hall will be putting in a request due to the increase in heating costs and removal of the business rate relief by TDC. The anticipated increase in expenses is £7k. The Clerk advised that there has been a national agreement to increase wages which the PC are obliged to do. There are no identified capital

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purchases in the coming year. At the meeting in January, the PC will need to determine the Parish precept and further information will be given before then. **The Clerk was instructed** to provide a complete list of grant requests for the next meeting.

- b. **Extension of 30mph speed limit.** Several parishioners have asked if the speed limit can be extended on Brandise Hill. TDC advised that we need the support of Cllr Saywell who will take advice and come back to the PC. **Cllr Saywell**
  - c. **Baxter Hall.** Covered under item 7a.
  - d. **Feedback from Planning Meeting.** The Clerk attended and provided some feedback. The slides from the presentation will be circulated to all once available.
8. **Clerk/Parish Councillors Reports.**
- a. **Play Park** – report circulated to all
  - b. **Police Report** – PCSO Baker advised that there has been one log reported for the month of October which was an RTC between a bus and car.
  - c. **Grit Bins** – Cllr Richards has checked those allocated to him and advised of the conditions. **The Clerk requested that all Cllrs advise** of the condition.
9. **Finance** – as at 7/11/2022
- Receipts: To note receipt of income**
- 28/09/22 – Precept - £2250.00  
28/09/22 – National Lottery - £7,000.00 (restricted grant)  
12/10/22 – Balsdon Trust - £1,250.00 (restricted grant)
- Total receipts - £10,500.00**
- Expenditure: Previously approved expenditure**
- 18/10/22 – TDC Salary recharge - £1,130.46  
07/11/22 – Malcolm Busby (poppies) - £18.00
- Total expenditure - £1,148.46**
- Previous Account Balance** £971.54  
**New Balance** £10,323.08
- Expenditure: Payments to approve**
- Memorial Wreath** – £25 – approved – cheque number 396 signed by Cllrs Busby and Hunkin.

**Date of next meeting** The next Parish Council Meeting was confirmed as Tuesday 17<sup>th</sup> January 2023 in Baxter Hall at 7.30pm with a Planning meeting on Tuesday 20<sup>th</sup> December 2022 if required.

With no further business, the Chairman thanked all for attending and declared the meeting closed at 8.30pm

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

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