

# PETROCKSTOWE PARISH COUNCIL

Minutes of the Parish Council Meeting held in the Baxter Hall  
on Tuesday 16<sup>th</sup> November 2021 at 7.30pm.

**Present:** M Busby (Chair), I Fisher (Vice), J Richards, J Harris, J Brasier, A Hunkin and  
M Thompson

**In attendance:** Cllr A Saywell (arrived late & left early), DC R Wiseman (left early), 29  
members of the public, Parish Clerk - F Lowe

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

29 members of the public were in attendance, mainly to make the PC aware of their objection to the application to “delicense” the Laurels public house and convert to a residential house. Cllr Busby welcomed them all and gave an outline of the points that the PC would be considering in the PC’s response to the application. 1 long term parishioner spoke on behalf of all those present, and expressed the concerns of all. Cllr Wiseman advised that he had called the application in and gave an explanation of the process and advised that a maximum of 2 people for, and 2 against the application would be able to attend the planning committee meeting which the Clerk was able to advise would be in January. Several parishioners asked questions/added comments. Cllr Thompson also advised that CAMRA have been asked for advice and guidance. Final approved comments are in a separate addendum.

Also raised by a member of the public was the application to convert 2 almshouses to 2 holiday lets. Following a discussion, the following comments were approved to be supplied to the Planning Officer:

*Petrockstowe Parish Council offer the following comments: Extract from the supporting statement “There is parking to the south within public parking areas and to the north, within the carpark adjacent to the public house, so the site make use of existing established parking areas adjacent to the proposal site which directly adjoins the main road through the village.” We believe the public parking area referred to is the property of the Parish Council and while used for existing residents/parishioners of Petrockstowe and visitors to the church, is not to be considered as a “public parking area”. Often it is at capacity for current users. There are no public parking areas within Petrockstowe, only on-street parking. The public house is currently under a planning application for delicensing so would need to have a condition attached to it to enable parking to be made available should this application be successful. We request that until the application for the public house is decided, no decision is made on this application as the 2 applications are interlinked.*

*Further, these almshouses are adjacent to the village War Memorial. We feel it is insensitive to convert them to holiday lets. Should they be used as additional accommodation to the public house, this could be acceptable as the outside areas of the public house could be utilised.*

Cllr Busby thanked the members of the public for coming and expressing their concerns and 28 members left.

The next item is out of order on the agenda

**39. The Queens Platinum Jubilee Central Weekend 2022** – The owner of the Hatherleigh pottery brought along several samples for the cllrs to consider. A sample and lettering and decoration was approved and price confirmed. Numbers will be supplied to the pottery in

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March/April. Owner gave her apologies and left. There was an entry in the most recent newsletter and an "order form" will be in the next edition.

County Councillor Andrew Saywell provided a report prior to the meeting which is a separate appendix. Cllr Saywell arrived

District Council Wiseman gave a report: the bid from TDC for the levelling up fund for Bideford Quay was turned down and will be resubmitted in the next round of funding. Swimming pool and leisure centre ownership is changing in April 2022. A lot of investment is needed in these. House prices have increased and TDC is in the process of providing more social housing. They are employing negotiators to liaise between TDC and developers to help increase the % of affordable housing. They will also be using TDC owned land to provide social housing. A Community Land Trust is to be established. Cllr Wiseman was asked if he was aware of the Planning department amending public comments before publication. He was not. Cllr Saywell and DCllr Wiseman gave their apologies and left.

#### 40. 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:** none given, all in attendance.

#### 41. 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:** none given

#### 42. Approval of Minutes. To receive and sign the minutes of the Full Council meeting held on 21<sup>st</sup> September 2021 (Previously circulated) LGA 1972 Sch 12 para 41(1). **Resolved:** that they were a true record of the meetings decisions.

#### 43. Planning

- a. **Application:** Ref: 1/1119/2021/OUT Date: 20th October 2021. Proposal: Outline application with all matters reserved for the conversion of 2 no. former almshouses to 2 no. units of holiday accommodation. Location: The Laurels Inn, Petrockstowe, Okehampton, Devon. *Covered under the Public Session*
- b. **Application:** Ref: 1/1118/2021/FUL Date: 21st October 2021. Proposal: Change of use from a mixed use of public house and private dwelling to solely a private dwelling. Location: The Laurels Inn, Petrockstowe, Okehampton, Devon. *Covered under the Public Session*  
*The following application was received after the agenda was published:*
- c. **Application:** Ref: 1/1276/2021/FUL Date: 15th November 2021. Proposal: Application for approval of technical details for a single dwelling and associated works following grant of permission in principle. Location: Land South Of 1 North Town, Petrockstowe, Devon. *Comments to be sent to Planning: Petrockstowe PC originally objected to this application and still object. Within this application, the hedge that was protected and had to be reinstated previously, will now be removed.*

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

- a. **Decision:** Ref: 1/0672/2021/FUL Date: 23<sup>rd</sup> September 2021 Proposal: Installation of front gates Location: Old Aish Barn, Petrockstowe, Okehampton, Devon. **GRANTED**
  - b. **Decision:** Ref: 1/0946/2021/FUL Date: 6<sup>th</sup> October 2021 Proposal: Timber outbuilding/garden studio Location: 7 Oaklands, Petrockstowe, Okehampton, Devon **GRANTED**
44. **Correspondence.** Cllrs agreed that they had received the correspondence as listed in the agenda from 15<sup>th</sup> September to 9<sup>th</sup> November 2021 inclusive, and had no comments. Cllr Richards queried the amount and relevance of emails received by the council. It was agreed that **Cllr Richards would review these** and bring suggestions to the next meeting on unnecessary correspondence.
45. **Matters arising from previous minutes.**
- a. **Virtual attendance.** It is not possible to move the screen so a portable screen would be required. However, following further discussion, it was agreed that audio is more important than visual. It is proposed to test the possibilities.
  - b. **The Queen’s Platinum Jubilee Central Weekend 2022** – partially covered under item 39. Cllr Fisher would like to propose planting a crab apple tree by the War Memorial under the “Queen’s Green Canopy” scheme, which logs all trees onto a nationwide map. The cost of £8.95 was approved. **Clerk to order**
  - c. **Recreation Ground** - Cllr Busby has been advised that insurance is in place. **Clerk to contact** Insurance Company to check this. Temporary A3 laminated signs are to be **produced by Cllr Busby** to see if they have an effect on the clearing up of dog mess. It was suggested that the chalk board is used to emphasis the point.
  - d. **Parking on the Square** – The Clerk has contacted the 4 holiday let owners and asked them to remove “parking on premises” from their websites. 3 have responded and complied. The 4<sup>th</sup> property is not currently being let. **The Clerk will monitor this.**
46. **Current Business.**
- a. **Budget Setting** – The budget proposal was discussed and the precept will be confirmed at the next meeting. The precept may need to be increased as maintenance of the Rec Grd may fall to the PC. **The Clerk was requested** to contact Merton PC to request financial assistance in the cost as many Merton parishioners are now using the Rec Grd to walk their dogs since the ban on dogs on Merton’s playing field.
  - b. **Lorries** – Following a discussion it was agreed to monitor the situation with lorries travelling through the village to a local company.
47. **Clerk/Parish Councillors Reports.**
- a. **Play Park.** Richard Lowson provided a report with no changes to previous report. The bank signatories are still not resolved and Cllr Fisher advised that this is in hand.
  - b. **Cllr Busby.** Following a site visit to Hallwood Farm regarding the repositioning of a public footpath, it was confirmed that the PC are happy for the path to be positioned around the edge of a field and not diagonally across it.
48. **Finance**  
**Memorial Wreath** – reimbursement for Cllr Fisher for £17.99 - **approved**
49. **Date of next meeting** Should a Planning meeting be required, this will be on Tuesday 21<sup>st</sup> December. The next PCM was confirmed as Tuesday 18<sup>th</sup> January 2022 in Baxter Hall at 7.30pm

With no further business, the meeting thanks all for attending and closed the meeting at 9.20pm

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

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