

**Minutes of Okehampton Town Council Planning Committee Meeting held on
Monday 29th January 2018 at 7pm in the Council Chamber,
Town Hall, Okehampton**

Committee Members Present: Councillor A Leech (Chairman)
Councillor Mrs J Goffey (Town Mayor)
Councillor Mrs J Yelland (Chairman, P&R)
Councillor R Rush
Councillor Mrs V Cushing
Councillor Dr M Ireland

Other Members Present: Councillor Mrs J Carpenter
Councillor Miss C Holt
Councillor P Vachon
Councillor B Tolley

In Attendance: Mrs E James (Town Clerk)
5 members of the public

Prior to the start of the meeting representatives from Redrow and Curtin & Co gave a presentation regarding the proposed housing development, planning application 4394/17/ARM for 73 dwellings on land north of Crediton Road, Okehampton; outline permission for 375 dwellings having previously been approved.

Within this application, after 10% site occupation, there was an obligation on Redrow to contribute to the provision of a link road to the sum of £1.5m. The dwellings would typically be 3 or 4 bedroom and focus on quality rather than quantity, with each having 2-3 parking spaces per plot and 21m gardens.

Emphasis was given to the Roman Road which runs through the site, part of which would be landscaped as a feature; it would be left untouched as much as possible. Archaeologists would be on site to record any finds as they occurred.

Questions were posed, and it was agreed with the representatives that:

- They would check the details of the Master Plan for the Core Strategy which is a supplementary plan for detail therein
- To investigate the possibility of providing bungalows along the hedge line to Chichacott Lane in place of the planned houses
- To look at social housing under the Rent Plus scheme
- To meet with, and keep the Town Council informed of progress, particularly with regards the archaeology on the site
(3 members of the public left)

The meeting commenced at 8pm

		Action
501	Declarations of Interest – Cllr Yelland declared an interest as a WDBC member.	
502	<u>Apologies for Absence</u> – Apologies for absence were received on behalf of Cllr's Cummings, Weekes, Parkins and Marsh.	
503	<u>Deferments of Business</u> – A member of the public read out a letter of objection regarding planning application 0032/18/OPA, a copy of which had	

previously been passed to the Clerk.

- 504 **Members Questions** – Cllr Ireland requested an item to discuss the submission of an expression of interest by the Council for taking on the lease for the railway station and carpark when they lapse, until such times as GWR or a similar franchise take it over, is included as a future agenda item.

Clerk

- 505 **Minutes** of meetings held on 20th and 27th November, 18th December 2017 and 8th January 2018 were approved and signed, having been proposed by Cllr Ireland and seconded by Cllr Yelland.

- 506 **Planning Applications** –

506.1 **0032/18/OPA**

Following discussion and consideration of two items of correspondence from members of the public, on the proposal of Cllr Ireland, seconded by Cllr Cushing (1 abstention), it was **RESOLVED** to OBJECT to the application for outline planning (with some matters reserved) for 50no dwellings including 40% affordable (resubmission of 2573/17/OPA) on land at XS603952, south of Exeter Road, Okehampton on the following grounds:

- That the land is outside of the JLP Boundary Development
- That it does not fit into the Core Strategy document
- The land is not a designated Neighbourhood Plan development site
- Any development on this site could have a detrimental effect on planning housing development within the Okehampton area

(A member of the public left the meeting)

506.2 **4394/17/ARM**

Following the presentation earlier in the evening, on the proposal of Cllr Cushing, seconded by Cllr Ireland (1 against, 1 abstention), it was **RESOLVED** to approve the reserved matters application for approval of appearance, landscaping, layout and scale for development of 73no dwellings following grant of planning consent 4059/16/VAR at land north of Crediton Road, Okehampton and that the points agreed with the representatives present were noted, namely:

- They would check the details of the Master Plan for the Core Strategy which is a supplementary plan for detail therein
- To investigate the possibility of providing bungalows along the hedge line to Chichacott Lane in place of the planned houses
- To look at social housing under the Rent Plus scheme
- To meet with, and keep the Town Council informed of progress, particularly with regards the archaeology on the site

506.3 **0041/18/HHO**

On the proposition of Cllr Goffey, seconded by Cllr Cushing it was **RESOLVED** to approve the application for the creation of a new vehicular access to create off-road parking and overnight charging for an electric vehicle at 82 Station Road, Okehampton.

- 507 **Licensing Application** – An application for the sale of alcohol for consumption on and off of the premises of the Harvest Farm Shop in Red Lion Yard, Okehampton Monday to Sunday 9am to 9pm was discussed and

concerns were raised. On the proposition of Cllr Goffey, seconded by Cllr Cushing (1 abstention) it was **RESOLVED** to approve the application and to request the possibility of a review period of the resulting licence.

508 Planning Authority Decisions – The following decisions were noted and comments made:

- 3498/17/FUL – Conditional approval:
- 3136/17/TOP – Lesser tree works allowed: Cllr Leech reported that the Tree Officer had advised that the Council could only comment upon the amenity value trees have to an area
- 4019/17/TPO – Tree works allowed
- 2662/17/HHO – Conditional approval
- 0397/16/PAN – Prior approval not required. Clerk to request a copy of the terms and conditions of the transfer from Cllr Ball.

Clerk

509 Dartmoor Sportive Cycling Event, 27th May 2018 – The event was noted. Details of the route through the town to be ascertained for the next meeting.

Clerk

510 Traffic Survey 2013 – The extent of the survey was noted to have been contained mainly to the traffic light junction in the centre of the town and did not pick up movement at other locations. It did not cover Market Street, Raneleigh Road which was used as a shortcut, or the junction between High Street and New Road, all areas that are affected by the traffic lights in Market Street. Recent letters from the Okehampton Times about traffic issues were read out by Cllr Cushing.

On the proposition of Cllr Leech, seconded by Cllr Yelland, it was **RESOLVED** to thank DCC for the survey, pointing out that it did not include enough coverage of the town to enable proper recommendations to be made.

Clerk

511 Block Paving Repair Works – The upcoming repair works in the centre of the town were noted. Cllr Vachon reported that other similar recent repairs carried in the autumn were already beginning to break up.

Clerk

512 GWR Consultation – The draft consultation response prepared by Cllr Ireland and the Clerk was discussed. On the proposition of Cllr Goffey, seconded by Cllr Yelland, it was **RESOLVED** to submit the response, subject to it being proofread, and that it be forwarded to other location Councils for their information.

(Members of the public left the meeting)

PART TWO ITEMS

It was **RESOLVED** that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following item as it involves the likely disclosure of sensitive and confidential information. Proposed by Cllr Goffey, seconded by Cllr Yelland.

A motion to suspend Standing Order 3 (z) to permit extension of the meeting was proposed by Cllr Goffey, seconded Cllr Yelland, and agreed.

- 513 **Enforcement Issues** – The list of current issues, and cases recently closed were noted.
- 514 **Traffic and Infrastructure** – No progress to report.
- 515 **Wadlands Meadow Area and Other Estates Retaining Walls** – Cllr Leech reported on issues that he had been made aware of, this was noted by the Committee.

The meeting moved out of Part Two and ratified decisions taken on the proposition of Cllr Leech, seconded Cllr Ireland.

- 516 **Urgent Item** – Cllr Goffey advised of an advert for housing in the Okehampton Times.

The Chairman closed the meeting at 7.45pm.

Councillor Leech
Chairman

Dated