

**Minutes of Okehampton Town Council Planning Committee Meeting held on
Monday 21 October 2013 in the Council Chamber, Town Hall, Fore Street,
Okehampton at 7.00 pm**

Committee Members Present: Councillor A Leech (Chair)
Councillor Mrs J Goffey (Vice Chair)
Councillor C Letchford
Councillor P Vachon
Councillor Dr M Ireland
Councillor M Davies (Town Mayor)
Councillor Mrs C Marsh (Chair, Parks)
Councillor Mrs M McDonald (Chair P & R)

Other Members Present: Councillor T Cummings

In Attendance: Mrs J Gillard (Deputising for Town Clerk)

247. **Apologies for Absence** - There were no apologies for absence presented on behalf of Members.

248. **Deferment of Business** - (for comment by the public) - There were no members of the public present.

249. **Members' Questions** - There were no questions from Members regarding the workings of the Committee.

250. **Minutes** - The minutes of the Planning Committee meeting held on Monday 16 September 2013 were approved and signed by the Chair on the proposition of Councillor Dr M Ireland, seconded by Councillor C Letchford.

251. **Matters Arising** -

251.1 **Buses/Bus Stops** - The Chair advised no update on bus stops at present time. Councillor Ireland raised some issues with the Western Greyhound service - lack of space for luggage and disabled passengers and service full when students travelling to and from College and therefore no room for other passengers. Agreed Clerk to forward letter to Western Greyhound expressing these concerns and to include suggestion of amendment of the times of two buses around 9.30 am to make the first one a direct service and the second one using a route covering the villages.

251.2 **Green Spaces/TPO's** - The Chair advised that wi-fi was due to be installed in the Council Chamber this week and therefore it was planned to show Councillors at the next Planning meeting various options of mapping systems.

251.3 **Appearance of Town** - It was advised a planning application which was due for consideration later in this meeting has been received for the Mill Road site, no progress had been made on the Park Road site. It was also advised that the Rivers Group had cut the grass in front of the sign hoardings and that the Chair has

requested, from West Devon Borough Council, a map showing all the allocated green spaces in the town.

252. **Plans** - See attached appendix A for list of plans received.

253. **Past Planning Applications** -

- (i) **00804/2013** - Application to carry out works to trees under Tree Preservation Order for the removal of branches overhanging the car park, club and river and reduction of branches on the westerly boundary of Okehampton Table Tennis Club, Castle Road, Okehampton EX20 1HT - notice of conditional consent
- (ii) **00816/2013** - Replacement of aluminium information board at Okehampton Baptist Church, Fore Street, Okehampton EX20 1AN - notice of conditional consent.
- (iii) **00907/2013** - Householder application for erection of single storey rear extension at 25 Simmons Way, Okehampton EX20 1PY - notice of conditional consent.

254. **Tree in Red Lion Yard** - An email has been received from Matt Parkins, Okehampton Voluntary Tree Warden, advising that the cotoneaster tree in Red Lion Yard was diseased and would need replacing at some point in the future. It was pointed out this tree was not in fact on the Town Council property and the Mayor advised he has passed this information on to the Manager of the Red Lion Yard who will deal with the situation. It was agreed a response be sent to Mr Parkins thanking him for his observations and advising him of the situation. It was also agreed that if the Park-keeper could assist in any way with the conservation of local species, then this offer be made to Mr Parkins.

255. **Items of Information Brought Forward by the Chair** -

Masterplan - the Chair advised he had met with DCC Highways, Mr Gubby, and that he had been advised that access to plots 3 and 4 were an issue and that potential access to these areas could only be through the provisionally allocated green spaces. The Chair also advised the traffic calming in Limehayes Road, funded by the S106 agreement, would be progressing in line with the relevant planning approval. He also advised that a request for an additional footpath and traffic calming in Glendale Road had been made and this request had been passed to the Neighbourhood Team Road Safety Officer.

256. **Members' Reports** -

- (i) Ockment Centre - Councillor Leech advised Lindsey Svensson has now left the Centre and that the Manager of the Citizens Advice Bureau had also left. He advised that staff were taking a very positive attitude with the way forward for the Centre.
- (ii) Devon Voice - Councillor Mrs Goffey advised a new group, Dementia Awareness, had been set up to make businesses in the town aware of the illness.
- (iii) Dartmoor Railway Supporters' Association - Councillor Ireland advised that two sleeping cars had been sited on Bay Platform at Okehampton Station for use as temporary accommodation for Polar Express workers. The Association

is concerned over the potential fire hazard, water/sewage connections, the need for additional parking and any other potential environmental issues. He also advised that they would be starting to be used with effect from 16 November. Councillor Leech agreed to bring these issues to the attention of West Devon Borough Council Planning and Environmental Services and that he would also liaise with Councillor K Ball, Devon County Council, as it is believed the cars are sited on DCC property.

- (iv) Okehampton Matters - meeting held where parking and speeding around the primary school were discussed, advised a major drug pusher in town had been apprehended, the garden at the Ockment Centre was now designated as a no-alcohol area. Councillor Leech advised that the Lions Club were unable to support the community speed watch scheme. Dog fouling was still raised as an issue, but unfortunately the PCSO's had not yet been able to issue any fines.
- (v) Okehampton Vision - Councillor Vachon advised a working sub-group had been set up which is due to meet on 6 November to formulate policy statements and actions that might be included in a document setting out the future of the town.

257. Other Items Raised - Councillor Ireland advised that he had observed two traffic wardens from the South Hams in Okehampton recently, and that they had issued many parking tickets during their visit to the town.

PART TWO

ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF THE PRESS AND PUBLIC ON THE GROUND THAT EXEMPT INFORMATION MAY BE DISCLOSED (if any).

The Committee is recommended to pass the following resolution:-

“On the proposition of Councillor Mrs M McDonald, seconded by Councillor M Ireland, it was resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the undermentioned item of business on the grounds that exempt information may be disclosed as defined in the paragraph given below from Part I of Schedule 12(A) to the Act”

258. Planning Enforcement Cases

It was resolved to come out of part 2 on the proposition of Councillor M Ireland, seconded by Councillor C Letchford, move back into part 1 and ratify all decisions taken in part 2.

Meeting closed at 9.10 pm.

Councillor A Leech
Chairman

Appendix A to Planning Committee meeting held on Monday 21 October 2013

00840/2013

Amended plans

Conversion of existing property to form three one-bedroom flats

4 Mount Prospect, High Street, Okehampton EX20 1JW

Councillors resolved to support this application as amendments clarify the previous parking queries.

00919/2013 259010,95195

Full

Erection of nine flats

Land adjacent to The Chantry, Mill Road, Okehampton

Reed Construction & Developments Ltd

Councillors resolved to object to the proposal as they have concerns over the visual impact and density and impact on neighbours over the size of the proposed development, the close proximity to existing buildings. A single storey development would be preferable. Five Councillors in support of rejection, one against, zero neutral and one abstention.

00932/2013 258831,95238

Advertisement

Advertisement consent for replacement of projecting and fascia adverts

17 Fore Street, Okehampton EX20 1AN

Specsavers

Councillors resolved to support this application, one abstention, remainder in favour.

00933/2013 258831,95238

Full

Siting of portacabin for ancillary use with Specsavers shop and replacement of projecting and fascia adverts and installation of air conditioning units

17 Fore Street, Okehampton EX20 1AN

Specsavers

Councillors resolved to support this application, one abstention, remainder in favour.

00975/2013 259197,95362

Full

Change of use from bottled gas depot/garden centre for the erection of 4 linked houses

49 Crediton Road, Okehampton EX20 1LY

A J Y Developments Ltd

Councillors resolved to support this application, one abstention, remainder in favour. Comment to be added to response that West Devon Borough Council should allow leeway to the applicants on how to deal with the contaminated land on site as the site needs developing.

00957/2013 258955,95263

Listed building

Listed building application for replacement of first floor windows with like for like

1 & 2 Heather Close, East Street, Okehampton EX20 1DB

Mrs Sally Boyce

Councillors resolved to support this application, one abstention, remainder in support.

00964/2013 258776,95555

Full

Creation of 6 additional parking spaces

Rivers Edge Court, Oaklands Drive, Okehampton

McCarthy & Stone Retirement Lifestyles Ltd

Councillors resolved to object to this application, four in favour of rejection, one against rejection and two abstentions.

00998/2013 258819,95166

Full

Conversion of workshop/store into 2 one-bed flats

5 St James Street, Okehampton EX20 1DW

NOS 6 Ltd c/o Internos Global Investors

Councillors resolved to repeat previous response when application was originally submitted, this was a rejection on grounds of impact on neighbours - increased parking issues in an area which already has problems and amenity, density of the development. One abstention, remainder of Councillors in favour.

00999/2013 258920,94519

Works to trees in conservation area

Works to trees in a conservation area for the removal of a mature eucalyptus from the front garden of 76 Station Road

Beechcroft, 76 Station Road, Okehampton

Beechcroft Management Okehampton Ltd

Councillors resolved to support this application, one abstention, remainder in favour.

01010/2013 259597,95531

Full

Householder application for erection of single storey rear extension

66 The Heathers, Okehampton EX20 1TB

Mrs J Humphrey

Councillors resolved to support this application, one abstention, remainder in favour.