

**Minutes of Okehampton Town Council Planning Committee Meeting held on  
Monday 18 November 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 D Weekes

**In Attendance:** Mrs J Gillard (Deputising for Town Clerk)  
8 members of the public

296. **Apologies for Absence** - There were no apologies for absence presented on behalf of Members.
297. **Deferment of Business** - (for comment by the public) - A letter was handed in by Mr M Perry for reading out to Councillors at the start of the Property Committee meeting.
298. **Members' Questions** - Councillor Mrs C Marsh stated that there was an increasing amount of litter around the town, there is a new West Devon Borough Council operative covering the area. It was agreed a letter be sent to West Devon Borough Council stating the standard of litter picking had dropped and questioning the number of hours allocated for the role.
299. **Minutes** - The minutes of the Planning Committee meeting held on Monday 21 October 2013 were approved and signed by the Chair on the proposition of Councillor Dr M Ireland, seconded by Councillor C Letchford.

Standing Orders were then suspended, proposed by Councillor Dr M Ireland and seconded by Councillor C Letchford.

300. **Planning** -  
**01089/2013** Outline application for residential development (up to 375 dwellings) primary school, retail unit and the provision of access, land north of Crediton Road, Okehampton.
- The Chair invited members of the public to comment on this application. Issues raised as follows:-
- Location of neighbourhood centre - suggested this should be adjacent to the school to enable dual use with the community. The Chair advised that this could depend on the type of school in place and a decision on this could be down to them.
  - Suggested that bungalows be built opposite the existing bungalows in Chichacott Road with the inclusion of a small green area to allow the existing bungalows more privacy.

- Link Road - felt by many that this needs to be in place before future development takes place as traffic issues are already a problem.
- Concern over density of dwellings linking in to the need for the new road as soon as possible.
- Outline plans show a footpath out of the new development linking to the path to Abbey Rise, felt that any exit from the new development onto Chichacott Road was extremely dangerous due to the speed of cars on that road. Also felt that the path would be used as a cut-through access to the school thus increasing traffic in the existing narrow lanes.
- Hedges - it was felt these should not be disturbed together with TPO's adhered to.
- Roman remains - it was felt that a full archaeological survey should take place to ensure remains preserved for future.

It was proposed by Councillor Dr M Ireland and seconded by Councillor P Vachon that Standing Orders be reinstated. Agreed by all present.

After debate of the above points it was resolved to support the outline application, subject to a list of the above concerns being raised with the response. Proposed by Councillor Mrs J Goffey, seconded by Councillor P Vachon, all Councillors in favour with one abstention - Councillor Mrs C Marsh as she is Chair of West Devon Borough Council Planning Committee.

### **301. Matters Arising -**

**301.1 Buses/Bus Stops** - The Clerk advised a letter had been sent to Western Greyhound outlining concerns raised at the previous meeting. Response awaited.

**301.2 Green Spaces/TPO's** - The Chair advised he had viewed the GIS online mapping system as suggested by the Acting Clerk, he felt it would meet the needs of the Council and it was proposed by Councillor Dr M Ireland and seconded by Councillor Mrs J Goffey to raise an item on the next P & R agenda to request funding to purchase this service.

**301.3 Appearance of Town** - As advised by Parks Committee, map of open spaces received and West Devon Borough Council investigating potential costs of transferring ownership to Town Council.

**301.4 Polar Express Workers' Accommodation** - The Chair advised he had visited the organisation running the event, carriages were being cleaned, showers and toilets being fitted, integral waste tanks to be used and more work to be undertaken prior to employees using the facilities. He also advised they had been working with the relevant organisations in connection with fire safety and it was agreed that if there were further concerns West Devon Borough Council Environmental Health should be involved.

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

**303. Past Planning Applications** - The Chair advised that the access issues for the proposal at 65 Exeter Road had now been resolved.

**304. Member Question from Councillor Letchford -**

‘Several years ago WDBC ‘consulted’ OTC on development of land bordered by Northfield Road, Maceys Terrace and Wonnacotts Road. Two youth organisations were evicted from scrub land at the bottom of Wonnacotts Road and tenants from garages to the rear of Northfield Road to facilitate the proposed development. Since then this central brownfield site has remained undeveloped whilst building continues on green field sites ever further to the east of the town. Why?’

The Chair advised that, to date, he had been unable to clarify the position with this site with West Devon Borough Council, he will communicate his findings when known. It was agreed that the wildlife corridor in this area be brought to the attention of West Devon Borough Council Planning to ensure it is not disturbed when developed.

**305. Members’ Reports -**

- (i) Ockment Centre - Councillor Leech advised bookings for use of the Centre on the increase together with inquiries for organisations who are considering being based there.
- (ii) Devon Voice - no report.
- (iii) Dartmoor Railway Supporters’ Association - Councillor Dr M Ireland advised the DRSA dinner is on 10 December. Several braking parts had been removed from two coaches owned by the DRSA, this had not been done by consent. It was suggested that the DRSA put their concerns in writing to those who have allegedly done this removal. He also advised that all the historic DRSA-owned items had been temporarily removed to storage from the station platform while the Polar Express is in operation.
- (iv) Okehampton Matters - It was agreed Councillor M Davies to contact Louisa Daley, West Devon Borough Council, as it appears not all agendas and minutes are being communicated in a timely fashion.
- (v) Okehampton Vision - Councillor Vachon advised that a working group of Destination Okehampton had met on 6 November to look at a way forward taking strategy based on the Ilfracombe Plan, a draft report was now being prepared for presentation at the next full Okehampton Vision meeting.

Meeting closed at 8.45 pm.

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**Councillor A Leech**  
**Chairman**

Appendix A to Minutes of Planning Committee meeting held on 18 November

**01066/2013** 258290,95411

Full

Householder application for alteration and extensions to dwelling

4 Vicarage Road, Okehampton EX20 1LF

Mr & Mrs R Gee

**Resolved to support this application, proposed by Councillor Mrs J Goffey, seconded by Councillor C Letchford. All Councillors in favour, one abstention.**

**01068/2013** 258743,95219

Full

Installation of sliding doors to replace existing window

Café Panache, 6/8 Red Lion Yard, Okehampton EX20 1AW

Mr A McPhie

**Resolved to support this application, proposed by Councillor Mrs M McDonald, seconded by Councillor Dr M Ireland. All Councillors in favour, one abstention.**

**01152/2013** 258872,95228

Full

Change of use of shop (A1) to restaurant and takeaway (A3 and A5)

Raj Poot Indian Restaurant, 25 Fore Street, Okehampton EX20 1DL

Mr Ziaur Rahmann

**Proposed by Councillor Dr M Ireland to object on parking grounds, no seconder to this proposal. Resolved to support the application subject to noting concerns on parking, proposed by Councillor Mrs J Goffey, seconded by Councillor Mrs M McDonald. All Councillors in favour with the exception of one against the proposal and two abstentions.**

## **AMENDED PLANS**

**01010/2013**

Householder application for erection of single storey rear extension

66 The Heathers, Okehampton EX20 1TB

**Resolved to support this application, proposed by Councillor Mrs J Goffey, seconded by Councillor C Letchford.**

**00919/2013**

Erection of nine flats

Land adjacent to The Chantry, Mill Road, Okehampton

**Resolved to object to this application as per original submission as building still two storey and previous concerns have not been addressed by the amended proposal. Proposed by Councillor C Letchford, seconded by Councillor M Davies, all Councillors in favour, one abstention, one against.**

**00932/2013**

Revised advertisement drawings

Specsavers, 17 Fore Street, Okehampton EX20 1AN

**Resolved to support this application, proposed by Councillor P Vachon, seconded by Councillor Mrs J Goffey, all Councillors in favour, one abstention.**

Councillor Mrs C Marsh abstained from voting on all the above resolutions due to her being Chair of West Devon Borough Council Planning Committee.