

**Minutes of Okehampton Town Council Planning Committee Meeting held on  
Monday 17<sup>th</sup> September 2018 at 7pm in the Council Chamber,  
Town Hall, Okehampton**

**Committee Members Present:** Councillor A Leech (Chairman)  
Councillor J Carpenter (Mayor)  
Councillor Mrs J Yelland (Chairman, P&R)  
Councillor D Weekes (Chairman, Property)  
Councillor Mrs V Cushing  
Councillor Dr M Ireland  
Councillor R Rush

**Other Members Present:** Councillor Miss C Holt  
Councillor B Tolley

**In Attendance:** Councillor K Ball (DCC)  
Mrs E James (Town Clerk)

		<b>Action</b>
<b>315</b>	<b><u>Declarations of Interest</u></b> – Cllr Yelland declared an interest in the planning applications as member of WDBC Planning Committee.	
<b>316</b>	<b><u>Apologies for Absence</u></b> – Apologies for absence were received on behalf of Cllrs Parkins, Goffey, Vachon and Marsh	
<b>317</b>	<b><u>Deferments of Business</u></b> – Cllr Ball spoke in relation to 3 items of business on the agenda:  Ref 320.3 – He had also received a report of speeding by a resident  Ref 329 – Cllr Ball had been informed that a traffic order to restrict parking in part of Station Road would not be considered until the commencement date of the rail service was agreed.  Ref 330 – Cllr Ball advised that he had ensured the departments working on the refurbishment of the East Street/Mill Road traffic lights and other infrastructure project were aware of both projects. The Traffic lights were old, nearing the end of their life and refurbishment of them was a necessity.	
<b>318</b>	<b><u>Members Questions</u></b> – Cllr Ireland reported that a bus driver had complained about the design of the bus stops which didn't allow the vehicles to pull in properly and forced customers to step into the road.  He also reported vehicles which had possibly been abandoned in 2 locations. Vehicles causing obstruction should be reported to the Police via 101.	Cllr Leech
<b>319</b>	<b><u>Minutes</u></b> of meetings held on 30 <sup>th</sup> July, 6 <sup>th</sup> August and 3 <sup>rd</sup> September 2018 were approved and signed, having been proposed by Cllr Ireland and seconded by Cllr Carpenter.	
<b>320</b>	<b><u>Matters Arising</u></b> –	
<b>320.1</b>	<b><u>Dartmoor Local Plan</u></b> – Cllr Ball reported that there were six key areas that were being consulted upon. It was hoped that the first draft of the plan would be published in December 2018, followed by consultation between then and	

February 2019, analysis of the results, revisions, publication of the second draft in around July 2019, further consultation and the final submission being made during the winter of 2020.

Cllr Ireland talked about recreation and tourism and asked if erosion was covered in the plan. Cllr Ball to provide a written response to the query.

Clerk/  
Cllr Ball

*(Cllr Ball left the meeting)*

**320.2** Crediton Road, Redrow Development – It was noted that the archaeological site visit had been postponed and a new date was awaited.

**320.3** Speeding, Chichacott Road – Cllr Lech had forwarded the information to the Planning Department and it was hoped that the reduction of the speed limit could be imposed on the developer as a condition.

**321** Planning Applications -

**321.1** **2614/18/OPA**

The application was considered and it was noted that it had been refused previously on Highways issues only. On the proposition of Cllr Ireland, seconded by Cllr Weekes (3 abstentions), on the Chairman's casting vote, it was **RESOLVED** to submit a 'no comment' response with regards to the application with all matters reserved for a proposed dwelling (resubmission of 1572/18/OPA) at Upcott House, Upcott Hill, Okehampton.

**322** 1771/17/FUL 10 Upper Crooked Meadow, Okehampton, EX20 1WW – Proposed changes made to the drainage system raised concerns by members of the Committee, including the topography of the area. Cllr Leech reported that he had attended the site meeting on behalf of the Town Council and would represent the Council at the upcoming meeting. It was agreed that the previous objection be upheld.

**323** Planning Authority Decisions – The following decisions were noted:

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| 0404/18/FUL | Conditional approval for change of use of Units 1 & 2 to single Class A1 (retail) unit including alterations to shopfront at 1 Estate House, West Street, Okehampton |
| 0564/18/ARC | Discharge of condition approved for details reserved by condition 3 following grant of planning consent 4090/17/FUL at Ockment Centre, North Street, Okehampton      |
| 0822/8/HHO  | Conditional approval for proposed rear ground floor extension at 23 Fern Meadow, Okehampton  |
| 1572/18/OPA | Refused outline application for proposed dwelling at Upcott House, Upcott Hill, Okehampton   |
| 1631/18/HHO | Conditional approval for proposed sun room and conversion of garage to living accommodation at 14 Luxmoore Way, Okehampton   |
| 1810/18/FUL | Conditional approval for an external hardwood timber staircase providing first floor access to flat at 12 Fore Street, Okehampton                                    |
| 1947/18/TPO | Refused work to fell T1 Sycamore blocking light causing damage to guttering at 7 Kestral Close, Okehampton   |

- 1961/18/HHO Conditional approval to erect a fully enclosed porch to the front elevation of 5 Hawkins Walk, Okehampton
- 1983/18/TCA Tree works allowed to fell T1 Laburnum at 13 Jacobs Pool, Okehampton
- 2140/18/ARC Discharged of condition approved for details reserved by Condition 6 of planning consent 3413/17/VAR at Lidl, School Way, Okehampton

**324** **Town Council Asset Boundaries** – The Clerk reported that work had commenced to map the Council's assets on mapping software.

**325** **JLP and the implication of Government changes to the NPPF** – WDBC had received a letter from the Inspector regarding elements of the proposed JLP for which changes or clarification was required. This included areas of green space.

**326** **Upcoming planning concerns for other areas of the country** – It was reported by Cllr Leech that developers appeared to be targeting authorities who did not yet have their local plans in place, by submitting outline applications for developments on parcels of land across the country.

**327** **PIP Applications** – The Committee noted that South Hams District Council had received their first application.

**328** **Kellands Lane Road Blockage** – The 2 developers, in conjunction with Highways and the Planning Department, are liaising to hopefully come to an agreement about the opening up of the road.

**329** **Traffic Order** – An email from Cllr Parkins was read out. A discussion around the pros and cons ensued following which on the proposal of Cllr Yelland, seconded by Cllr Ireland (1 against), it was resolved that an item be included on the agenda of a full Council meeting for further consideration.

Clerk

**330** **Traffic Signal Refurbishment** – Correspondence had been received regarding the proposed refurbishment of the Mill Road/East Street Traffic lights to which the Clerk had responded asking that consideration be given to the other infrastructure investigation which was in progress. It was suggested by Cllr Carpenter that the previously removed 2<sup>nd</sup> lane could be reinstated and the pavement narrowed.

On the proposition of Cllr Leech, seconded by Cllr Yelland, it was **RESOLVED** to recommend to Full Council that a formal letter about the refurbishment of the lights and potential unnecessary costs be sent to DCC.

Clerk

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

**331** **Granting of Powers to Determine Minor Planning Applications** – The Committee noted that Horncastle Town Council had been granted the power to determine their own minor planning applications and the associated potential pitfalls and risks.

**332** **Payment of Invoices** - On the proposition of Cllr Ireland, seconded Cllr Yelland, the schedule of payments was **APPROVED**.

**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 Weeks, seconded by Cllr Yelland.

**333**    **Enforcement Issues** – Recently closed and pending cases were reviewed. |

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

The Chairman closed the meeting at 8.46pm.

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**Councillor Leech**  
**Chairman**

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**Dated**