

**Minutes of Okehampton Town Council Planning Committee Meeting held on
Monday 21st January 2019 at 7pm in the Council Chamber,
Town Hall, Okehampton**

Committee Members Present: Councillor B Rush (Vice-Chairman)
Councillor J Carpenter (Mayor)
Councillor Mrs J Yelland (Chairman, P&R)
Councillor Mrs V Cushing
Councillor Dr M Ireland

Other Members Present: Councillor Miss C Holt
Councillor Mrs J Goffey
Councillor P Vachon

In Attendance: 3 Members of the Public
Mrs E James (Town Clerk)

- 649** **Declarations of Interest** – Cllr Yelland declared a personal interest in the pre-applications and planning applications as a member of WDBC Planning Committee.
Cllr Goffey declared a personal interest in Ref 658 as a Trustee of the Museum
- 650** **Apologies for Absence** – Apologies for absence were received on behalf of Cllrs Leech, Tolley, Weekes, Cummings and Marsh
- 651** **Deferments of Business** – A member of the public spoke about a pre-application listed as an item of business on the agenda. He commented upon the response received from WDBC and advised that the proposed dwelling would be built on land that was in 3rd generation family ownership and that would replace old dilapidated buildings already on the site.
- 652** **Members Questions** – None
- 653** **Minutes** of meetings held on 29th October, 5th and 19th November, 3rd and 17th December 2018 were approved and signed, having been proposed by Cllr Yelland and seconded by Cllr Cushing.
- 654** **Matters Arising** – None to report
- 655** **Pre-Application Proposals**
- 655.1** Proposed development on a Brownfield Site adjacent to the Conservative Club in Park Row was considered. Cllrs commented that the proposal fitted the Neighbourhood Plan criteria regarding land usage, being on a brownfield site, in a central town location, that that it consisted of affordable properties and accommodation suitable for the more elderly.
- 655.2** **2858/18/PRE** – Consideration was given to a proposal for a new dwelling in Broadmoor Lane which would replace old buildings that were in poor condition with a single dwelling, essentially a brownfield site which was favourable. This was a proposal for a dwelling for a local family on land that had been in family

Action

ownership for generations. It was understood that this would also assist WDBC to fulfil its 5 year housing supply.

(All 3 members of the public left the meeting)

656 Planning Applications -

565.1 3430/18/FUL

On the proposition of Cllr Ireland, seconded by Cllr Cushing (1 abstention), it was **RESOLVED** to submit a 'no comment' response to the Readvertisement (Amended Development Description) for a change of use from A1 to Sui generis and A1 mixed use (Tattoo Studio with coffee lounge/reception) at 6 The Arcade, Okehampton.

656.2 3683/18/ARM

On the proposition of Cllr Cushing, seconded by Cllr Ireland (1 abstention), it was **RESOLVED** to support the application for approval of reserved matters on part of the site (Plot D) following outline approval 00868/2018 at Cladco Profiles Ltd, Plot D, Land West of Higher Stockley Mead, Okehampton East Business Park, Okehampton.

656.3 3967/18/FUL

On the proposition of Cllr Cushing, seconded by Cllr Carpenter, it was **RESOLVED** to support the application for the replacement of UPVC double glazed windows in the first floor flat at 25 Jacobs Pool, Okehampton.

656.4 4008/18/HHO

On the proposition of Cllr Ireland, seconded by Cllr Carpenter (1 abstention), it was **RESOLVED** to support the application to demolish an existing conservatory and build a new extension at 7 Baldwin Drive, Okehampton.

656.5 4244/18/TCA

On the proposition of Cllr Yelland, seconded by Cllr Ireland, it was **RESOLVED** to submit a comment to WDBC Planning Department that the information often supplied with applications for tree work wasn't adequate for the Committee to make proper judgement and that photos would be useful.

Clerk

On the proposition of Cllr Cushing, seconded by Cllr Carpenter (2 abstentions), it was **RESOLVED** to support the application for works to T1 Beech, T2 Embotrium and T3 Red Oak at 58 Station Road, Okehampton.

656.6 4245/18/TPO

It was commented that photos of the tree would have been useful and aided in the decision making process. On the proposition of Cllr Rush, seconded by Cllr Carpenter (2 abstentions), it was **RESOLVED** to support the application for work to T1 Oak at 1 Upcott Valley, Okehampton.

657 Planning Consultation – The Committee noted that as of 1st April hard copies of planning application would no longer be sent to Town and Parish Councils by WDBC, with the exception of major applications. Provision of a new projector and screen for the Council Chamber was already being investigated by the Property Committee.

- 658 **Planning Authority Decisions** – The following decisions were noted:
- 1083/18/HHO Conditional Approval for renewal of existing porch/utility room structure and creation of off-road parking spaces at 119 Station Road, Okehampton
 - 2222/18/LBC Conditional Approval for erection of new signage to front of building and redecoration of front of building including wooden windows and doors on ground floor at 5 West Street, Okehampton
 - 2403/18/FUL Conditional Approval for erection of conservatory and use of outside area as extended beer garden at White Hart Hotel, Fore Street, Okehampton
 - 2404/18/LBC Conditional Approval for listed building consent for erection of conservatory and use of outside area as extended beer garden at White Hart Hotel, Fore Street, Okehampton
 - 3038/18/HHO Conditional Approval for demolition of existing workshop/garage, construction of new flank wall to form new garage with provision of new doors, windows and garage door at 15 Station Road, Okehampton
 - 3370/18/NMM Conditional Approval for non-material amendment following grant of planning permission 0404/18/FUL at 1 Estate House, West Street, Okehampton
- 659 **Brownfield Sites** – Cllr Rush voiced concern that brownfield sites in Okehampton weren't being prioritised, and that WDBC didn't have any listed for the town when there were several. Cllr Yelland had suggested previously to WDBC that they could approach the owner of one such site to ascertain if they were interested in developing it.
- 660 **Joint Local Plan** – No report, deferred to the next meeting
- 661 **Dartmoor Local Plan Consultation** – On the proposition of Cllr Ireland, seconded by Cllr Yelland, it was **RESOLVED** that Cllr Ireland would work with the Clerk to draft a response. Cllr Ireland/
Clerk
- 662 **Payment of Invoices** - On the proposition of Cllr Yelland, seconded Cllr Carpenter, 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 Ireland, seconded by Cllr Yelland.

- 663 **Enforcement Issues** – Notice of 2 cases which had been resolved and closed were reported to the Committee.

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

The Chairman closed the meeting at 7.55pm.

Councillor Leech
Chairman

Dated