

**Minutes of Okehampton Town Council Planning Committee Meeting held on
Monday 4th February 2019 at 8.35pm 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 D Weekes (Chairman, Property)
Councillor Mrs C Marsh (Chairman, Parks)
Councillor Mrs V Cushing
Councillor Dr M Ireland

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

In Attendance: Mrs E James (Town Clerk)

	Action
706 <u>Apologies for Absence</u> – Apologies for absence were received on behalf of Cllrs Leech and Cummings	
707 <u>Deferments of Business</u> – None	
708 <u>Members Questions</u> – None	
709 <u>Planning Applications</u> -	
709.1 On the proposition of Cllr Marsh, seconded by Cllr Weeks, it was RESOLVED , as all three applications were similar and for the same development that the Clerk resubmit the previous comments as follows:	
2646/18/ARM	
OBJECT to the application for readvertisement (Revised Plans and Description) Reserved matters application seeking approval of appearance, landscaping, scale and layout for 111 dwellings (pursuant to outline permission 40591/16/VAR) at land North of Crediton Road, Okehampton on the following grounds:	
<ul style="list-style-type: none"> • High density of dwellings • Landscaping – the type of trees planned to be planted and the possibility of future problems and damage to buildings because of the closeness to them • Design – consideration should be given to the Master Plan and the development should be in keeping with the density and materials approved for the neighbouring Redrow site currently under development • Heritage/archology – consideration does not appear to have been given for the Roman Road • Access/Highway Safety – high volume of traffic due to the school under development and density of dwellings • Ecology – one end of the site is very 'wet' and a potential flood risk, how is this being dealt with? • A large tree with a TPO on it is very close to proposed dwellings • The overall cumulative impact of the density of the dwellings, traffic, school and local facilities 	

709.2 2647/18/ARM

OBJECT to the application for readvertisement (Revised Plans and Description) Reserved matters application seeking approval of appearance, landscaping, scale and layout for 17 dwellings (pursuant to outline permission 40591/16/VAR) at land North of Crediton Road, Okehampton on the following grounds:

- High density of dwellings
- Landscaping – the type of trees planned to be planted and the possibility of future problems and damage to buildings because of the closeness to them
- Design – consideration should be given to the Master Plan and the development should be in keeping with the density and materials approved for the neighbouring Redrow site currently under development
- Heritage/archology – consideration does not appear to have been given for the Roman Road
- Access/Highway Safety – high volume of traffic due to the school under development and density of dwellings
- Ecology – one end of the site is very 'wet' and a potential flood risk, how is this being dealt with?
- A large tree with a TPO on it is very close to proposed dwellings
- The overall cumulative impact of the density of the dwellings, traffic, school and local facilities

709.3 2648/18/ARM

OBJECT to the application for readvertisement (Revised Plans and Description) Reserved matters application seeking approval of appearance, landscaping, scale and layout for 6 dwellings (pursuant to outline permission 40591/16/VAR) at land North of Crediton Road, Okehampton on the following grounds:

- High density of dwellings
- Landscaping – the type of trees planned to be planted and the possibility of future problems and damage to buildings because of the closeness to them
- Design – consideration should be given to the Master Plan and the development should be in keeping with the density and materials approved for the neighbouring Redrow site currently under development
- Heritage/archology – consideration does not appear to have been given for the Roman Road
- Access/Highway Safety – high volume of traffic due to the school under development and density of dwellings
- Ecology – one end of the site is very 'wet' and a potential flood risk, how is this being dealt with?
- A large tree with a TPO on it is very close to proposed dwellings
- The overall cumulative impact of the density of the dwellings, traffic, school and local facilities

710 Urgent Items – A response received from the Tree Specialist regarding a query about the information required to be supplied with applications for work to trees was read out:

There is no requirement for applicants to submit images, although this is requested wherever possible.

In the case of TPO applications a clear plan, reasons for the work and a clear specification of the proposal is required. Where damage is noted to property or disease to trees, expert evidence can be requested if the tree is of high amenity value, this is often dispensed with where trees are clearly dying or of little present or future value.

In the case of trees within a Conservation Area, notices are less stringent. Only a plan and the proposal is requested. There is no requirement for the applicant to make it clear why they want to do the work or provide expert evidence.

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

The Chairman closed the meeting at 8.45pm.

Councillor Leech
Chairman

Dated

DRAFT