



Town Hall
Fore Street
Okehampton
Devon
EX20 1AA

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Emma James
Town Clerk

27th January 2020

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on Monday 3rd February 2020 at 7pm in the Council Chamber, Town Hall, Fore Street, Okehampton.

Yours faithfully

Emma James
Town Clerk

AGENDA

Declarations of Interest – Members are reminded that they should declare any relevant interest in the items to be considered.

Urgent items - items for information only can be brought to the attention of the Committee at the discretion of the Chairman at the end of the meeting.

No decision can be taken on items not detailed on the published agenda.

1. **Apologies for Absence** - To receive apologies for absence from those Members unable to attend.
2. **Deferment of Business** - For comment by the public.
3. **Members' Questions** - To receive questions from Members regarding the workings of the Committee.
4. **Minutes** – To confirm, approve and sign the minutes of the Planning Committee meetings held on 4th November and 9th December 2019, and 13th January 2020
5. **Matters Arising** – None
6. **Planning Applications** – To consider the following applications:

3402/19/TCA - Castle Ham Lodge Castle Road Okehampton EX20 1FA
Application to carry out works in accordance with blue spreadsheet, yellow spreadsheet and corresponding plans Map 1, Map 2, Map 3 and Overview Map, including amendment to blue

spreadsheet T5 Tulip – deadwood removal (exempt works), reduce South Western limb by up to 1.5meters to reduce weight on limb and branch union.

0107/20/FUL – 2 Market Street, Okehampton

Comments by: 20th February 2020

Application to replace existing refrigeration plant with new, redecorate shop front and cladding to all elevations and install new external lighting

0208/20/HHO – 7 Parklands, Okehampton

Comments by: 27th February 2020

Application for construction of extended canopy/conservatory to front of property

7. Withdrawn Application – To note that the following planning application has been withdrawn:

2943/19/PAK - 10 North Street, Okehampton

Prior approval for proposed change of use of a building from shop (Class A1) to dwellinghouse (Class C3) and associated operational development

8. Planning Authority Decisions – To note the decisions made by the planning authority with reference to the following applications:

- 2563/19/TCA **No objections raised** - 101 Station Road, Okehampton
G1 Mixed species hedge, frown reduction to approx. 2.5-3m from ground level as causing light and satellite issues
T1 Sequoia, dismantle to enable clearer view when pulling out of driveway
- 2812/19/HHO **Conditional approval** - 15 Station Road, Okehampton
Retrospective application for flat roof extension
- 2816/19/TPO **Consent granted** - Oak House, 6 Kingfisher Drive, Okehampton
T1 Ash fell due to ask die back and falling branches
- 2850/19/CLP **Certificate of Lawfulness (proposed) Certified** - 5 Oaklands Park, Okehampton
For use of dwelling house as residential home
- 3110/19/TCA **Refused** – Castle Villa, Castle Road, Okehampton
Works to T1 Yew crown height reduction by approximately 3m and lateral reduction by 0.5m on all sides to create more symmetrical shape
- 3130/19/COM **Permitted development** former Wardhayes Residential Home, Simmons Way, Okehampton
Installation 1no wooden telephone pole for fixed line broadband electronic communication apparatus
- 3200/19/FUL **Conditional approval** - 50 North Road Industrial Estate, Okehampton
To increase the external storage heights to 5.5m across the site by installing racking within the North corner
- 3230/19/ADV **Advertisement consent** - 17 Fore Street, Okehampton
For externally illuminated fascia sign and externally illuminated hanging sign to shopfront elevation
- 3231/19/TPO **Consent granted** - Land between The Chase and North Road, Okehampton
For T1 Beech lateral reduction by 2m on south wide to give 3m clearance from house to prevent contact and damage to building and reduce to overhang of property causing shading in garden and house
- 3275/19/NMM **Conditional approval** - 1 The Vicarage, Okehampton
For non-material amendment to planning permission 1764/19/FUL
- 3361/19/TPO **Split Decision Grant of Conditional Consent** - 33 Fern Meadow, Okehampton:
T1 and T2 – Approved T1: Beech - Fell Western stem leaning towards house - stem has old wounds and a large vertical crack. T2: Ash - Fell to ground level - tree is leaning towards property. T3: Larch - Fell to ground level - Tree is lopsided and not in keeping with surrounding species.

- T3 and G1 – Refused G1: Spruce x 2 - Fell to ground level - Trees are not native to the area, they are becoming too large for their environment and overhanging neighbouring property.
- 3469/19/FUL **Conditional approval** - 3 West Street, Okehampton
Change of use from office to barbers shop
- 3493/19/ARC **Discharge of condition Approved** - Spyeoke View, 67A Exeter Road, Okehampton
Details reserved by condition 3 of planning consent
- 3687/19/LBC **Conditional approval** – 3 West Street, Okehampton
Listed building consent for change of use from office to barbers shop
- 3726/19/VAR **Conditional approval** 4 Vicarage Road, Okehampton
Variation of condition 2 (approved plans) following householder consent 0392/19/HHO for re-positioning and alterations to garage at

9. Road Closure Application – To consider the following application:

Darkey Lane, Okehampton – A utility contractor working on behalf of BT Openreach for a full road closure for the replacement of a telegraph pole for 1 working day – 7th May 2020

10. **Ride Across Britain** – To note that the event taking place between 5th and 13th September 2020 passes through Okehampton; Stage 1 ending on 5th September and Stage 2 commencing on 6th September in Okehampton
11. **Tree Policy Statement** - To resolve to approve an Okehampton Town Council, Planning Committee policy statement regarding tree works, as circulated
12. **Joint Local Plan** – Cllr Leech to provide an update on progress
13. **Neighbourhood Plan** – Cllr Leech to provide an update
14. **Payment of Invoices** – To approve payment of invoices as per the schedule
15. **Members’ Reports and Requests for Agenda Items** - To receive reports from Members attending other organisations on behalf of the Council
- 15.1 Dartmoor Railway Supporters’ Association – Cllr Ireland
 - 15.2 Northern Links – Cllrs Ireland and Tucker
 - 15.3 Ockment Centre – Cllr Leech
 - 15.4 Okehampton & Area Health & Wellbeing Alliance – Cllrs Goffey and Sanger
 - 15.5 OkeRail Forum – Cllrs Ireland and Marsh

PART TWO

Items which may be taken in the absence of the press and public.

The Council is recommended to pass the following resolution:-

‘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 items as they involve the likely disclosure of sensitive and confidential information.’

16. **Enforcement Issues** – Cllr Leech to report