

**Minutes of Okehampton Town Council Planning Committee Meeting held on
Monday 13th January 2020 at 7.45pm in the Council Chamber,
Town Hall, Okehampton**

Committee Members Present: Councillor T Leech (Chairman)
Councillor J Yelland (Mayor)
Councillor C Marsh (Chairman, Parks)
Councillor P Vachon (Chairman, Property)
Councillor B Tolley (Chairman, Policy & Resources)
Councillor J Goffey
Councillor M Ireland
Councillor P Jessop
Councillor D Penna
Councillor M Tucker

Other Members Present: Councillor D Sanger
Councillor D Travers

In Attendance: Mrs E James (Town Clerk)

Action

- 594** Apologies for Absence – Cllrs Button and Holt, who were not members of the committee, had tendered apologies.
- 595** Deferments of Business – None
- 596** Members Questions – Cllr Ireland commented that buses travelling from the Sticklepath direction into Okehampton were having difficulties navigating around vehicles parking on a sharp corner near The Heathers. Cllr Leech advised that he had reported the problem to Cllr Ball and that it would be taken back up although a proposal for yellow lines on this corner had been refused.
- 597** Planning Applications – Cllrs Vachon and Yelland declared an interest being Members of WDBC’s Planning Committee.
Cllr Marsh declared a personal interest in applications 3735/19/FUL and 3736/19/LBC being a member of the trust who had submitted the applications.

3735/19/FUL

It was noted that documents had been included within the submission that were not relevant to this application.

On the proposition of Cllr Goffey, seconded by Cllr Jessop (5 abstentions) it was **RESOLVED** to support the application to remove redundant buildings at the former Mill Site retaining listed Chimney and development of a mix of 18 residential units at Old Mill, Mill Road, Okehampton noting the following reservations:

- Access/traffic/highway safety – the narrow road, amount of traffic on that road and the lack of pavements
- Design – would prefer the roofs to be constructed with slate which is more in keeping with the area
- Public footpaths/cycleways across the site may be lost
- Health and safety – pest control prior to the demolition of buildings to ensure no rodents are displaced to other properties
- Pollution – contamination to be carefully managed and the leat protected

- Renewable energy sources should be considered and included where possible
- Environmental – leat and riverbank to be protected
- Use of heavy equipment could damage neighbouring properties

3736/19/LBC

It was noted that documents had been included within the submission that were not relevant to this application.

On the proposition of Cllr Goffey, seconded by Cllr Jessop (5 abstentions) it was **RESOLVED** to support the application for listed building consent for works associated with the removal of redundant buildings at the former Mill Site retaining listed Chimney and development of a mix of 18 residential units at Old Mill, Mill Road, Okehampton noting the following reservations:

- Heritage – concern relating to the stability of the chimney once adjoining buildings have been demolished
- Access/traffic/highway safety – the narrow road, amount of traffic on that road and the lack of pavements
- Design – would prefer the roofs to be constructed with slate which is more in keeping with the area and that natural stone cladding in keeping with the area is used
- Public footpaths/cycleways across the site may be lost
- Health and safety – pest control prior to the demolition of buildings to ensure no rodents are displaced to other properties
- Pollution – contamination to be carefully managed and the leat protected
- Renewable energy sources should be considered and included where possible
- Environmental – leat and riverbank to be protected
- Use of heavy equipment could damage neighbouring properties

3907/19/ARM

On the proposition of Cllr Goffey, seconded by Cllr Tolley (2 abstentions), it was **RESOLVED** to support the application for approval of reserved matters following outline approval of 0793/19/OPA for the erection of a dwelling at Truckle Gate, Exeter Road, Okehampton

3932/19/TCA

On the proposition of Cllr Goffey, seconded by Cllr Marsh (2 abstentions), it was **RESOLVED** to support the application for T1 Leylandii crown reduction by 1.5m, and T2-T5 Leylandii lateral reduction of overhanging branches on east side by 1m at 2.5-3m from ground level

3979/19/OPA

On the proposition of Cllr Goffey, seconded by Cllr Marsh (2 abstentions), it was **RESOLVED** to OBJECT to the outline application with some matters reserved for erection of one dwelling (resubmission of 2573/18/OPA) at 45 New Road, Okehampton on the following grounds:

- Concern regarding the stability of the river bank
- Flood risk from the road and hill opposite
- Ecology/Landscape – known subsidence and unstable ground in the vicinity
- Environmental Health & Safety in the long-term due to potentially unstable ground

- Cumulative impact of more houses resulting in further parking issues along the road

4012/19/HHO

On the proposition of Cllr Penna, seconded by Cllr Tolley (2 abstentions), it was **RESOLVED** to support the application for a single storey side extension at 54 Station Road, Okehampton

4098/19/TPO

On the proposition of Cllr Jessop, seconded by Cllr Ireland (2 abstentions), it was **RESOLVED** to **OBJECT** to the application to fell T1 Ash due to ash dieback at 61 Fern Close, Okehampton, on the grounds that there is no supporting evidence of the tree being diseased and an assumption that it will become diseased in the future.

4121/19/FUL

On the proposition of Cllr Goffey, seconded by Cllr Ireland (2 abstentions) it was **RESOLVED** to **OBJECT** to the application for the construction of an equipped play area at land at SX 599 963 adjacent to site at Land North of Crediton Road, Okehampton on the following grounds:

- That the proposed materials are not in keeping with the area, being of plastic instead of wooden construction
- That the area is immediately adjacent to a pond and therefore a danger to those using the facility

The Chairman closed the meeting at 8.55pm.

Councillor Leech
Chairman