

**Minutes of Okehampton Town Council Planning Committee Meeting held on
3rd February 2020 at 7pm in the Council Chamber,
Town Hall, Okehampton**

Committee Members Present: Councillor T Leech (Chairman)
Councillor M Ireland (Vice-Chairman)
Councillor J Yelland (Mayor)
Councillor B Tolley (Chairman, P&R)
Councillor P Vachon (Chairman, Property)
Councillor P Jessop
Councillor D Penna
Councillor J Goffey

Other Members Present: Councillor C Holt
Councillor D Sanger

In Attendance: Mrs C Ellis (Assistant Town Clerk) Minute Taker

	Action
<p>659 <u>Declaration of Interest</u> – Cllr Leech declared a personal interest in the planning applications as member of WDBC, and Cllrs Yelland and Vachon as members of WDBC’s Planning Committee.</p>	
<p>660 <u>Urgent Item</u> – Cllr Leech reported that the Government were aiming for all new build properties to be Passivhaus buildings, within 5 years.</p>	
<p>661 <u>Apologies for Absence</u> – Cllr Tucker sent her apologies as she was away for work. This was noted and APPROVED on the proposal of Cllr Ireland and seconded by Cllr Tolley.</p>	
<p>662 <u>Deferments of Business</u> – None</p>	
<p>663 <u>Members Questions</u> – Cllr Ireland had received a complaint regarding the bus stop outside Waitrose. The drivers complained that other bus drivers were parking there for long periods and not allowing buses to park to collect passengers. Cllr Leech would pass on the details to Cllr Ball. It was also proposed that a seat was installed in the bus shelter.</p>	
<p>664 <u>Minutes</u> – The minutes of the Planning Committee meetings held on 4th November 2019, 9th December 2019 and 13th January 2020 were APPROVED and signed by the Chairman on the proposition of Cllr Goffey, seconded by Cllr Ireland.</p>	
<p>665 <u>Planning Applications</u> –</p>	
<p>665.1 3402/19/TCA Following a site meeting with the Tree Officer, on the proposition of Cllr Goffey and seconded by Cllr Jessop (2 abstained) it was RESOLVED to support the application to carry out tree works in accordance to the spreadsheets and maps.</p>	
<p>665.2 0170/20/FUL On the proposition of Cllr Goffey, seconded by Cllr Penna (2 abstained) was RESOLVED, to support the application to replace existing refrigeration plant with new, redecorate shop front and cladding to all elevations and install new eternal lighting.</p>	

665.3 0208/20/FUL

On the proposition of Cllr Tolley, seconded by Cllr Penna (2 abstained) it was **RESOLVED** to support the application for construction of extended canopy/conservatory to front of property.

**666 Withdrawn Application
2943/19/PAK**

The council noted that the application of proposed change of use of a building from shop (Class A) to dwelling house had been withdrawn.

667 Planning Authority Decisions – The following decisions were noted:

- 2563/19/TCA **No objections raised** - 101 Station Road, Okehampton
G1 Mixed species hedge, crown 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 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:

	<u>T1 and T2 – Approved</u> 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.
3469/19/FUL	<u>T3 and G1 – Refused</u> 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. 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

- 669 **Road Closure Application – Darkey Lane, Okehampton.** Application for full road closure by a utility contractor working on behalf of BT Openreach for replacement of a telegraph pole for one working day 7th May 2020 was noted.
- 670 **Ride Across Britain** – The council noted 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 2020 in Okehampton.
- 671 **Tree Policy Statement** – on proposition of Cllr Yelland, seconded by Cllr Tolley to agree the Tree Policy Statement as suggested by the Tree Officer.
- 672 **Joint Local Plan** – Cllr Leech reported that changes to planning involving 'Windfall Sites'. As they are not currently included as allocated land in a planning authority development plan. Cllr Leech will report on this further.
- 673 **Neighbourhood Plan** – Cllr Leach reported that there had not been a meeting with Tom Jones but he was willing to allow his staff to possibly finish the plan. A consultant has also offered to complete the plan but there would be a fee involved.
- 674 **Payment of Invoices** – on the proposition of Cllr Ireland, seconded by Cllr Tolley the schedule of payments was **APPROVED**
- 674 **Members' Reports and Requests for Agenda Items** – Reports from Members attending other organisations on behalf of the council.
- 675.1 **Dartmoor Railway Supporters' Association** – Cllr Ireland reported that there is a meeting on 5th February, to discuss the current status of the station, but he is unable to attend, but Cllr Ireland would receive a report of the meeting.
- 675.2 **Northern Links** – Cllr Tucker attended a meeting on 27th November 2019. A report was presented to the council in her absence.

- 675.3 Ockment Centre** – Cllr Leech reported that the Centre was currently raising funds to replace the roof at the centre and several grants had been received. The decking had become dangerous and needed to be removed.
- 675.4 Okehampton & Area Health & Wellbeing Alliance** – Cllr Sanger attended the meeting on 5th December 2019. A report was circulated to the councillors. The councillors suggested a Memorial Garden to be constructed, possibly in the hospital, or multi faith church grounds.
- 675.5 OkeRail Forum** – Cllr Ireland attended the meeting on 9th January but no new information regarding the negotiations. DCC are meeting on 28th February and the railway would be discussed. Cllr Ireland would attend and report.
- 675 Urgent Item** – Cllr Leech reported the Town Clerk received an email from Alan Huntington DCC, regarding SCARF (Speed Compliance Action Review Forum) as they held meeting regarding B3215 Crediton Road, Sign and Line Safety Review. The email did not specify which stretch of road, but it was assumed it was by Sampford Courtenay railway station. They are reviewing the existing road marking and traffic signs. Cllr Leech will report findings to HATOC.

PART TWO ITEMS

It was **RESOLVED** that 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 it involves the likely disclosure of sensitive and confidential information. It is proposed by Cllr Ireland, seconded by Cllr Tolley.

- 676 Enforcement Issues** – Cllr Leech reported the Enforcement Issues and noted that some had been resolved.

On the proposition of Cllr Ireland seconded Cllr Jessop, it was **RESOLVED** to exit Part Two and the Chairman closed the meeting at 8pm

Councillor Leech
Chairman