



Okehampton Town Council

7th December 2020

Dear Councillor

You are summoned to attend a remote meeting of the Planning Committee to be held on Monday 14th December 2020 at 7pm.

Committee Membership consists of the following:

Cllr Leech (Chairman)
Cllr Ireland (Vice-Chairman)
Cllr Jessop
Cllr Wood

Cllr Yelland (Mayor)
Cllr Goffey (Chairman, Property)
Cllr Marsh (Chairman, Parks)
Cllr Tolley (Chairman, Policy & Resources)

Joining Instructions

<https://us02web.zoom.us/j/89100574819>

Meeting ID: 891 0057 4819

Passcode: 954667

Dial by your location

0203 051 2874 United Kingdom

0203 481 5237 United Kingdom

0203 481 5240 United Kingdom

Meeting ID: 891 0057 4819

Passcode: 954667

Yours faithfully

E James

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 14th September 5th and 26th October 2nd and 16th November, and 7th December 2020
5. **Matters Arising** – None
6. **Planning Applications** – To consider the following applications:

3604/20/HHO – 19 Exeter Road, Okehampton
Householder application for proposed two storey extension and improvements
Comments by 17th December 2020

3715/20/ADV – Fountain Inn, Fore Street, Okehampton
Advertisement Consent for 4x new sign written detail to building, 1x new transom sign, 1x new amenity board sign, 2x new perspex signs, 1x new pictorial to existing bracket with linolite, 1x new car park sign to existing posts, 1x new watermark logo to building, 2x new lanterns and 11x new floodlights
Comments by 24th December 2020

3883/20/FUL – 4 Church Court, St James Street, Okehampton
Change of use to hot food takeaway (resubmission of 2934/20/FUL
Comments by 7th January 2021

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

2197/20/ADV **Conditional Approval** for advertisement consent to upgrade external signage with new branding

Co-op, 2 Market Street, Okehampton

2330/20/PDM **Prior Approval Required and Given** for application to determine if prior approval is required for proposed change of use of agricultural building to dwelling house (Class C3) and for associated works (Class Q(a+b))

Barn at SX 590 949 Courtenay Road, Okehampton

2402/20/HHO **Conditional Approval** for householder application for construction above existing garage to form two bedrooms

2 Hawkins Walk, Okehampton

2418/20/FUL **Conditional Approval** for replacement of windows and louvres as part of an upgrade to install high speed broadband

Telephone Exchange, Castle Road, Okehampton

- 2482/20/ALA **Conditional Approval** for new Special Educational Needs School including two-storey school building, hard and soft play areas, playing fields, car park, turning zone and services/plant store (outline application with all matters reserved)
Okehampton East Business Park, Higher Stockley Mead, Okehampton (within OHPC boundary)
- 2505/20/FUL **Conditional Approval** for erection of replacement wall mounted external plant
Lidl, School Way, Okehampton
- 2562/20/TCA **No Objection** T1 Copper Beech – lateral crown reduction by 2.5m on North, South, East and West sides, and crown lift on East side to 4m from ground level to give clearance over footpath and road
22 Station Road, Okehampton
- 2611/20/LBC **Conditional Approval** for listed building consent for internal alterations to ground floor
Church House, Vicarage Road, Okehampton
- 2652/20/FUL **Conditional Approval** for retrospective application for separation of hotel function from public house function, including remedial repairs and alterations, replacement windows and blocking doorways. Demolition of flat roof structure to form courtyard. Changes in pub/hotel layout to create business adaptable business space and separation of car park
Plume of Feathers, 38 Fore Street, Okehampton
- 2949/20/TCA **No Objection Raised** to work to trees in a conservation area:
T1, T2, T2, T4 Conifer – fell due to excessive shading and proximity to properties.
T5, T6, T7 Sycamore – crown reduction to 2m from ground level due to proximity to road and parking spaces.
T8, T9 Conifer – fell due to excessive shading and proximity to property and public footpath. B1 Bush (buxus sempervirens) – Fell to allow more light to property
111 Station Road, Okehampton

8. **Withdrawn Application** – To note the following application has been withdrawn:

- 2934/20/FUL Addition of A5 use to existing A1/A3 use and minor internal alterations
4 Church Court, St James Street, Okehampton

9. **Joint Local Plan** – Cllr Leech to provide an update on progress

10. **Policy for Affordable Housing** – To receive a report from Cllr Leech

11. **Neighbourhood Plan** – To receive an update from Cllr Leech

12. **Payment of Invoices** – To approve payment of invoices as per the schedule

13. **Members' Reports and Requests for Agenda Items** - To receive reports from Members attending other organisations on behalf of the Council

13.1 Dartmoor Railway Supporters' Association – Cllr Ireland

13.2 Northern Links – Cllr Ireland

13.3 Ockment Centre – Cllr Leech

13.4 Okehampton & Area Health & Wellbeing Alliance – Cllrs Goffey and Sanger

13.5 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.'

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

AGENDA – ADDITIONS

The below listed items of business are in addition to those on the main agenda:

6. **Planning Applications** – To consider the following application:

3839/18/FUL – The Fountain Inn, Fore Street, Okehampton

Alterations within existing undercroft and installation of new window to replace existing door to front elevation

Comments by 7th January 2021

Yours faithfully

E James

Emma James
Town Clerk

7th December 2020