

**Minutes of a Remote Okehampton Town Council Planning Committee Meeting held on Monday 14<sup>th</sup> December 2020 at 7pm**

**Committee Members Present:** Councillor T Leech (Chairman)  
 Councillor M Ireland (Vice-Chairman)  
 Councillor J Yelland (Mayor)  
 Councillor J Goffey (Chairman, Property)  
 Councillor B Tolley (Chairman, Policy & Resources)  
 Councillor P Jessop  
 Councillor A Wood

**Other Members Present:** Councillor D Sanger  
 Councillor Abbotts  
 Councillor Matravers

**In Attendance:** Mrs C Ellis (Assistant Town Clerk)

		<b>Action</b>
517	<b><u>Declaration of Interest</u></b> – Cllr Yelland declared a personal interest in the planning applications as a member of WDBC’s planning committee.	
518	<b><u>Apologies for Absence</u></b> – Apologies tendered by Cllr Marsh, due to a family matter and Cllr Holt, who was not a member of the committee was approved by Cllr Ireland and seconded by Cllr Yelland.	
519	<b><u>Deferments of Business</u></b> – None	
520	<b><u>Members Questions</u></b> – Cllr Ireland had received a complaint from a member of the public regarding the walkway between The Heathers and Baldwin Drive. Hedges and vegetation are overhanging the footpath. Cllr Leech believed DCC to be responsible and he would report it..	
521	<b><u>Minutes</u></b> of Planning Committee Meetings held on 14 <sup>th</sup> September, 5 <sup>th</sup> and 26 <sup>th</sup> October and 16 <sup>th</sup> November and 7 <sup>th</sup> December 2020 were approved on the proposition of Cllr Ireland, seconded by Cllr Goffey to be signed at a later date.	Clerk
522	<b><u>Matters Arising</u></b> – None	
523	<b><u>Planning Applications</u></b> – Cllr Yelland declared an interest being a Member of WDBC’s Planning Committee.	
523.1	<b><u>3604/20/HHO</u></b> On the proposition of Jessop, seconded by Cllr Goffey (1 abstention) it was <b>RESOLVED</b> to support the application 19 Exeter Road, Okehampton. Householder application for two storey extension and improvements.	
523.2	<b><u>3715/20/ADV</u></b> On the proposition of Cllr Tolley, seconded Cllr Goffey, (1 abstention), <b>RESOLVED</b> to support the application Fountain Inn, Fore Street, Okehampton. Advertisement consent for 4x new sign written details 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.	
523.3	<b><u>3839/20/FUL</u></b> On the proposition of Cllr Goffey, seconded by Cllr Ireland, (1 abstention), it was <b>RESOLVED</b> to support to the application for The Fountain Inn, Fore Street, Okehampton. Alterations within existing under croft and installation of new window to replace existing door to front elevation.	

**523.4 3883/20/FUL**

On the proposition of Cllr Goffey and seconded by Cllr Tolley (2 abstentions) it was **RESOLVED** to support the application 4 Church Court, St James Street Okehampton. Change of use to hot food takeaway (resubmission of 2934/20/FUL)

**524 Planning Authority Decisions** – The following decisions were noted.

- 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 dwellinghouse (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

- 525 Withdrawn Application** – Noted 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

- 526 Joint Local Plan** - Cllr Leech reported completion of the plan but would be reviewed.

- 527 **Policy for Affordable Housing** - Cllr Leech reported that planning applications must contain units of affordable housing. Cllr Leech would investigate with WDBC Housing Officer as to the ratio between average salary and average house price.
- 528 **Neighbourhood Plan** - Cllr Leech that this plan needs to be in place as would possibly conflict with Joint Local Plan.
- 529 **Payment of Invoices** – On the proposition of Cllr Goffey, seconded Cllr Yelland, the schedule of payments was **APPROVED**.
- 530 **Members Reports and Requests for Agenda Items -**
- 530.1 **Dartmoor Railway Supporter’s Association** – Cllr Ireland reported that repairs to 9 miles of track have been planned.
- 530.2 **Northern Links** – Cllr Ireland reported no meeting had been held.
- 530.3 **Ockment Centre** - Cllr Leech reported that the Ockment Centre was open 3 days a week. Staff worked part-time and part furloughed. Concerns for the future of the Centre due to of loss of income and other local venues had offered community spaces for hire.
- 530.4 **Okehampton & Area Health & Wellbeing Alliance** – Cllr Sanger reported a meeting had been held. Learn Devon intend to return to the Ockment Centre when able. The hospital had considered a ‘well-being hub’ to support mental health issues. Would like to promote the town as a ‘Dementia Friendly Town’. More support for local people who have lost jobs, or are in financial difficulties. OUC have supported 21 households with grants. Cllr Leech commented that the hospital should be for medical use only not as a community venue.
- 530.5 **OkeRail Forum** – Cllr Ireland reported the next meeting is in January 2021.

#### **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 disclosure of sensitive and confidential information. It was proposed by Cllr Tolley, seconded by Cllr Jessop.

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

The meeting moved out of Part Two on the proposition of Cllr Ireland, seconded Cllr Tolley.

The Chairman closed the meeting at 8.28pm.

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**Councillor Leech**  
**Chairman**