

**Minutes of a Remote Okehampton Town Council Planning Committee  
Meeting held on Monday 1<sup>st</sup> February 2021 7pm**

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

**Other Members Present:** Councillor D Sanger

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

- |  | <b>Action</b>   |
|--|-----------------|
| <b>634</b> <u><b>Declaration of Interests</b></u> – Cllr Yelland declared a personal interest in the planning applications being a Member of WDBC Planning Committee.  |                 |
| <b>635</b> <u><b>Urgent Items</b></u> – Cllr Leech informed the committee that land at Moorcroft had been sold for possible development.   |                 |
| <b>636</b> <u><b>Apologies for Absence</b></u> – Apologies from Cllr Holt, who was not a member of the committee were noted.   |                 |
| <b>637</b> <u><b>Deferments of Business</b></u> – None   |                 |
| <b>638</b> <u><b>Members Questions</b></u> – Cllr Ireland had received a complaint from a member of the public regarding overflowing waste bins in Baldwin Drive. It was reported that WDBC were short staffed due to Covid-19 related absences. Cllr Leech would contact WDBC and report back to the committee.   |                 |
| <b>639</b> <u><b>Minutes</b></u> – of Planning Committee meetings held on 14 <sup>th</sup> December 2020 and 11 <sup>th</sup> January 2021 were approved on the proposition of Cllr Ireland, seconded by Cllr Goffey to be signed at a later date.   |                 |
| <b>640</b> <u><b>Matters Arising</b></u> - None  |                 |
| <b>641</b> <u><b>Planning Applications</b></u>   |                 |
| <b>641.1</b> <b>4249/20/HHO</b><br>On the proposition of Cllr Goffey, seconded Cllr Tolley (1 abstention), it was <b>RESOLVED</b> to support the application for a new garage, single story side extension and two storey rear extension at 76 Treetops, Crediton Road, Okehampton with the following comments:<br>There was concern the application contravened material planning considerations, including access to the road, elevated position, and overdevelopment. |                 |
| <b>641.2</b> <b>4272/20/HHO</b><br>11 Maceys Terrace, North Road, Okehampton. Retrospective application for retention of storage containers for use ancillary to enjoyment of dwelling house. On the proposition of Cllr Ireland, seconded Goffey, (1 abstention) it was <b>RESOLVED</b> to defer the planning application to the next meeting on 8th February. More information was   | Assistant Clerk |

required. Committee asked Assistant Town Clerk to contact the planning officer to find out the contents of the containers and were they used for storing business items.

**641.3 0021/21/FUL**

On proposition of Cllr Tolley, seconded Cllr Matravers (1 abstention) it was **RESOLVED** to support the application 13 Crediton Road, Okehampton for the conversion of 2no one bed flats to one dwelling.

**641.4 0092/21/VAR**

On proposition of Cllr Marsh, seconded Cllr Ireland (1 abstention) it was **RESOLVED** to object to the application 22 London Road, West Street, Okehampton. Application for variation of condition 5 (natural slate facing) or planning consent 1667/18/FUL  
The council objected on the grounds that it would not be in keeping with the historic area of the town and the application was in a conservation area. Archaeological survey of the area was suggested.

**642 Prior Approval Planning Application** – The following application was noted by the council.

**0091/21/POD** – 20-21 Fore Street, Okehampton EX20 1AJ

Application to determine if prior approval is required for proposed change of use from offices (Class B1 (a)) to 1no flat (Class C3)

Concern was raised for future development to the rear of the property.

**643 Planning Authority Decisions** – The following decisions made by the planning authority were noted.

3104/20/TPO **Tree Works Allowed:** T1: Ash - Fell due to split stem and branch failure. G1: Red Oak x 1 - Removal of branch at 2m from ground level on South side. Willow x 1 - Removal of 2 stems on North side back to ground level. Trees have damage caused by crossed rubbing branches. T2: Willow - Fell and remove. Tree unstable and being propped up by neighbouring tree. T4: Willow - Fell and remove. Tree unstable and being propped up by neighbouring tree. T3: Oak - Fell and remove. Tree is thin due to neighbouring trees with wound at top

Okehampton Primary School, Glendale Road, Okehampton

3270/20/TPO **Tree Works Consent Granted:** G004: Ash x1 - remove to near ground level as tree in latter stages of Ash Dieback; T004: Ash - Dismantle and cut down to near ground level as tree in latter stages of Ash Dieback and removal of Laurel vegetation beneath tree to facilitate drop and access to highway; T010: Ash - Dismantle and cut down to near ground level as tree in latter stages of Ash Dieback; G003: Ash x5 - Dismantle and cut down to near ground level as trees in latter stages of Ash Dieback; T002: Elm - Dismantle and cut down to near ground level, tree showing poor vitality and close to road should it fail; T001: Sycamore - Crown height reduction by 2-3m as part of ongoing tree management

Rivers Edge Court, Oaklands Drive, Okehampton, EX20 1FN

3305/20/FUL **Conditional Approval** - Installation of two external air conditioning inverter units to the Western elevation and retrospective application for two existing condensers where planning approval is unknown.  
The Veterinary Surgery, School Way, Okehampton

3323/20/TPO **Tree Works Allowed:** T1: Hazel - Coppice stems on North side to a height of 1m. T2: Hazel -Coppice stems on North side to a height of 1m. Trees growing over garden and causing excessive shading.  
34 Leaholes Avenue, Okehampton

3604/20/HHO **Conditional Approval** – proposed two storey extension and improvements.  
19 Exeter Road, Okehampton

- 644 **Dartmoor Local Plan** – Cllr Ireland reported that the draft final version of the Dartmoor Local Plan had been published in which the recommendations of the Town Council had been included.
- 645 **Joint Local Plan** – Cllr Leech reported the next meeting was on 25<sup>th</sup> February 2021.
- 646 **Neighbourhood Plan** – Cllr Goffey reported she had conducted a survey with the local estate agents of rental properties. Report would be completed shortly.
- 647 **Payment of Invoices** – On the proposition of Cllr Marsh, seconded Cllr Yelland, payment of invoices as per schedule were **APPROVED**.
- 648 **Member’s Reports and Requests for Agenda Items –**
- 648.1 **Dartmoor Railway Supporters’ Association** – Cllr Ireland reported DRSA had been working closely with Network Rail and contractors.
- 648.2 **Northern Links** – Cllr Leech reported no meetings had been held.
- 648.3 **Ockment Centre** – Cllr Leech reported the centre has been closed due to Covid-19 and the staff furloughed. Hoping to re-open when safe to do so.
- 648.4 **Okehampton & Area Health & Wellbeing Alliance** – Cllr Sanger reported no meetings had been held.
- 648.5 **OkeRail Forum** – Cllr Ireland reported the next meeting was 29<sup>th</sup> 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 Goffey, seconded Cllr Ireland.

- 649 **Enforcement Issues** – Cllr Leech reported the Enforcement Issues and noted that some had been resolved. Enforcement officers had not been able to visit sites due to Covid-19. On the proposition of Cllr Marsh, seconded Cllr Ireland it was **RESOLVED**, that a letter was composed to WDBC Planning and arrange periodic meetings with enforcement officers to resolve the enforcement issues.

Clerk

The meeting was taken out of Part Two and decisions taken ratified on the proposition of Cllr Goffey, seconded Cllr Ireland.

The Chairman closed the meeting at 8.28pm.

**Councillor Leech**  
**Chairman**