

**Minutes of a Remote Okehampton Town Council Planning Committee
Meeting held on Tuesday 4th May 2021 7pm**

Committee Members Present: Councillor T Leech (Chairman)
Councillor J Yelland (Mayor)
Councillor M Ireland (Vice-Chairman)
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)

		Action
850	<u>Declaration of Interests</u> – None	
851	<u>Urgent Items</u> – None	
852	<u>Apologies for Absence</u> – Apologies from Cllr Yelland who would attend later due to attending WDBC meeting and Cllrs Holt and Travers who were not members of the committee were noted. Cllr Goffey who was a member of the committee, was not present.	
853	<u>Deferments of Business</u> – None	
854	<u>Members Questions</u> – None	
855	<u>Minutes</u> – of Planning Committee meetings held on 1 st and 8 th February 15 th March and 22 nd April 2021 were approved on the proposition of Cllr Tolley, seconded by Cllr Ireland to be signed at a later date.	
856	<u>Matters Arising</u> - None	
857	<u>Traffic Order</u> - APAD (Okehampton) Temporary restriction to enable formation of roundabout, Crediton Road, Okehampton. From 22 nd May 2021 for the maximum of 18 months was noted.	
858	<u>Planning Applications</u>	
858.1	1124/21/LBC On the proposition of Cllr Abbots, seconded Cllr Ireland, it was RESOLVED to support the application listed building consent for repair and renewal of glazed entrance porch including part demolition. Lime House, 34 Station Road, Okehampton. Cllr Yelland arrived and declared a personal interest in the planning applications being a Member of WDBC Planning Committee.	
858.2	DCC/4194/2020 On the proposition of Cllr Leech, seconded by Cllr Tolley it was RESOLVED to support the application for a 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. Plots B & C, Okehampton East Business Park, Higher Stockley Mead, Okehampton, EX20 1GH. The Council was concerned regarding the access onto	

Exeter Road, the increase in traffic together with proposed Parkway Railway Station and would like Devon County Council to review the traffic situation. The odours from Forthglade were also noted for concern.

858.3 01913/21/FUL

On proposition of Cllr Marsh, seconded Cllr Ireland (1 abstention) it was **RESOLVED** to object to the application for existing brick bands to front elevation to be rendered with sand and cement and painted to match existing finish. 27/28 Fore Street, Okehampton EX20 1HB due to it being in a conservation area and to not keeping the character of the building facade.

(Cllr Yelland left the meeting)

858.4 1181/21/TCA

On proposition of Cllr Tolley, seconded Cllr Matravers it was **RESOLVED** to support the application T1: Beech – crown high reduction by 2m. 26 Station Road, Okehampton EX20 1EA. Okehampton Town Council would like to see the arborist report.

858.5 1414/21/TCA

On proposition of Cllr Tolley, seconded Cllr Wood it was **RESOLVED** to object to the application T1: Birch – Section fell to ground level. T2: Ash – Fell to ground level. T3: Leylandii – Section fell to ground level. T4: Rowan – Crown reduction by 1.5m South View, Parklands, Okehampton due to the lack of information regarding the reason for the application.

859 Withdrawn Planning Application – The following application was noted by the committee.

4272/20/HHO – Retrospective householder application for retention of storage containers for use ancillary to enjoyment of dwelling house. 11 Macey Road, North Road, Okehampton EX20 1BJ

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

3500/20/HHO **Conditional Approval** – Extension to building 49 Northfield Road, Okehampton

3883/20/FUL **Conditional Approval** - READVERTISEMENT (Amended development description) Change of use to hot food takeaway (resubmission of 2934/20/FUL) with external extraction flue and new shop front 4 Church Court, St James Street, Okehampton

3993/20/FUL **Conditional Approval** – Proposed redevelopment of garages into 1no dwelling (resubmission of 1693/20/FUL) Development site at Sx585 955 Glendale Road, Okehampton

4190/20/ARC **Discharge of Condition Approved** – Application for approval of details reserved by condition 3 of planning consent 1667/18/FUL Land rear of London Inn, 22 West Street, Okehampton

0193/21/TEX **Grant of Exemption** - T1 Willow – fell due to split at base caused by high winds. Okehampton Primary School, Glendale Road, Okehampton EX20 1JB

0021/21/FUL **Conditional Approval** – Proposed conversion of 2no one bed flats to one dwelling. 13 Crediton Road, Okehampton

0092/21/VAR **Refusal** – Application for variation of condition 4 (natural stone facing) and condition 5 (roofing material) of planning consent 1667/18/FUL 22 West Street, Okehampton EX20 1HH

- 3583/20/TCA **Refusal** – T1 & T2 Birch – Fell due to ingress of roots into drains and lifting of walkways. Fairplace Methodist Church, Fairplace Terrace, Okehampton.
- 0894/21/TCA **Grant of Exemption** – T:1 Sycamore – Fell due to split in main stem. Dead or dangerous. Okehampton Community College. The removal of the tree is granted, but a condition for the removal is that the tree be replaced with 1 x Quercus robur 8-10cm Girth Selected Standard which is to be planted as close as practically possible to where the tree was removed.
- 0091/21/POD **Prior Approval Required and Given** Application to determine if prior approval is required for proposed change of use from offices (Class B1 (a)) to 1no flat (ClassC3).20-21 Fore Street, Okehampton EX20 1AJ
- 0984/21/POD **Prior Approval Required and Given** Application to determine if prior approval is required for a proposed change of use from Offices (Class B1) to residential (Class C3) 21 East Street, Okehampton EX20 1AT

- 861** **Dartmoor Local Plan** – Cllr Ireland had attended virtual meetings on 5th and 9th March. Okehampton was the only council represented. Inspector's report had been received and circulated.

(Cllr Marsh left the meeting)
- 862** **Joint Local Plan** – Cllr Leech had attended meetings to discuss the White Paper and Joint Local Plan. Both being reviewed.
- 863** **Neighbourhood Plan** – On the proposition of Cllr Leech, seconded Cllr Ireland, it was **RESOLVED** to move this item into Part 2.
- 864** **Developer Engagement Policy** – On the proposition of Cllr Matravers, seconded Cllr Wood it was **RESOLVED** to recommend the policy to the Policy & Resources Committee.
- 865** **Payment of Invoices** – On the proposition of Cllr Tolley, seconded Cllr Abbots, payment of invoices as per schedule were **APPROVED**.
- 866** **Member's Reports and Requests for Agenda Items –**
- 867** **Dartmoor Railway Supporters' Association** – Cllr Ireland reported that members of the group had been liaising with Network Rail and GWR during the works.
- 867.1** **Northern Links** – Cllr Leech reported no meetings had been held.
- 867.3** **Ockment Centre** – Cllr Leech reported the centre was open a couple of days a week and as a Polling Station for elections on 5th May.
- 867.4** **Okehampton & Area Health & Wellbeing Alliance** – Cllr Sanger reported no meetings had been held.
- 867.5** **OkeRail Forum** – Cllr Ireland reported there had been a subcommittee formed, Cllr Ireland was Chairman, to arrange 100 years opening of the railway celebrations and events in October. Track work to be completed by end of May 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 Cllr Ireland.

- 868 **Enforcement Issues** – Cllr Leech reported the Enforcement Issues and noted that some had been resolved.
- 869 **Neighbourhood Plan** – Cllr Leech reported the need to consult with experts regarding the plan. On the proposition of Cllr Tolley, seconded Cllr Ireland, it was **RESOLVED** to request this item to be discussed by full council.

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

The Chairman closed the meeting at 8.17pm.

Councillor Leech
Chairman