

Minutes of a Okehampton Town Council Planning Committee
Meeting held on 6th September 2021 at 7pm in the Charter Hall, Market Street, Okehampton

Committee Members Present: Councillor M Ireland (Chairman)
Councillor B Tolley (Mayor)
Councillor T Leech (Vice-Chairman)
Councillor D Travers (Chairman, Parks)
Councillor D Sanger (Chairman, Policy & Resources)
Councillor A Wood (Chairman, Property)
Councillor P Jessop
Councillor B Matravers
Councillor T Abbots

Other Members Present: Councillor J Goffey
Councillor J Yelland

In Attendance: Mrs Caroline Ellis (Assistant Town Clerk)
Two members of the public

- | | Action |
|---|---------------|
| 259 <u>Declaration of Interests</u> – None | |
| 260 <u>Urgent Items</u> – None | |
| 261 <u>Apologies for Absence</u> – Apologies from Cllr C Holt who was not a member of the committee was noted. | |
| 262 <u>Deferments of Business</u> – Director of Dartmoor Active Leisure informed the council that they had been working closely with GWR and Network Rail and would be opening a quality cafe at the station in March. They had a bike hire company behind the Youth Hostel and was in the process of seeking planning permission to relocate the bike hire building on the site, to enable them to remain open to the public when they had school children visiting. They were planning to invest in more electric bikes. It was asked if the council would consider re-opening the cycle path through Simmons Park to link to the station. This would link the town to the Granite Way. | |
| 263 <u>Members Questions</u> – Cllr Ireland circulated a street survey from April 2010 and suggested a new survey be conducted. Cllr Travers informed the council that this was being addressed in the Placemaking Working Group. | |
| 264 <u>Minutes</u> – of Planning Committee meetings held on 7 th June, 12 th July, 2 nd and 9 th August 2021 were APPROVED on the proposition of Cllr Goffey, seconded by Cllr Tolley and signed by the Chairman. | |
| 265 <u>Matters Arising</u> - None | |
| 266 <u>Road Condition, Fore Street</u> – On the proposition of Cllr Matravers, seconded Cllr Abbots, it was RESOLVED that he council write a letter of complaint to Devon County Council regarding dangerous roads in the town, including a survey of the local roads to assess the road conditions and to ask for Fore Street to be re-surfaced. | |
| 267 <u>Delivery Vans</u> – The council acknowledged that it is a Traffic Enforcement matter, but better signage and road markings could help the delivery drivers. This would be addressed if Fore Street was re-surfaced and new road making were painted. On the proposition of Cllr Jessop, seconded Cllr Abbots , it was RESOLVED that a letter to DCC was written informing them of the complaints and requesting new signage and | |

road markings, and a letter written to a local business who continually park on the pavement and in the bus-stop.

268 **Pavement Condition, Church Street** – Cllr Leech informed the council the repair was on DCC schedule of works for this year. On the proposition of Cllr Leech, seconded Cllr Tolley, it was **RESOLVED** that a letter was written to DCC for a date when the works would commence.

269 **Planning Applications**

269.1 **1967/21/FUL**

On the proposition of Cllr Travers, seconded Cllr Wood, one abstention, it was **RESOLVED** to support the application for change of use of building from Class E (former bank) to sui generis (Virtual Reality Gaming Arcade) 40 Fore Street, Okehampton EX20 1EY

269.2 **2492/21/FUL**

On the proposition of Cllr Sanger, seconded Cllr Wood, one abstention, it was **RESOLVED** to support the application for replacement windows 92 Station Road, Okehampton EX20 1LE

269.3 **2882/21/TCA**

On the proposition of Cllr Wood, seconded by Cllr Travers, one abstention, it was **RESOLVED** to submit a neutral response deferring to the expertise and recommendation of WDBC's Tree Officer. Sweetland, Vicarage Road, Okehampton EX20 1LE

T1: Red Cedar – Fell due to damage from falling limb and excessive shading.

T2: Ash – Fell due to dieback.

T3: Ash – pollard to 12m from ground level due to dieback.

T4: Ash – Fell due to dieback.

G1 Sycamore x 9 and ash x 3 (various heights): Crown height reduction to 3.5m from ground level due to excessive shading.

269.4 **3149/21/FUL**

On proposition of Cllr Abbots, seconded Cllr Wood, one abstention, it was **RESOLVED** to support to the application for retention of ground floor flat – retrospective. 92A Station Road, Okehampton EX20 1EH

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

1359/21/TPO **Grant of Conditional Consent** T57: Ash – Fell; T58: Ash – Fell; T59 – Ash – Fell; T60: Oak – deadwood removal (exempt); T61: Ash – deadwood removal (exempt) 5 Kingfisher Drive, Okehampton.

1740/21/PAT **Prior Approval Required and Given.** Application for prior notification of proposed development for proposed 25m lattice mast and associated equipment cabinet by telecommunications code systems operator. Okehampton Railway Station, Station Road, Okehampton EX20 1EJ

0975/21/HHO **Refusal** Application for proposed double garage and conservatory. Okeford, Mill Road, Okehampton EX20 1DU

DCC/4194/2020 **Conditional Approval.** West Devon Borough Council: Reserved matters application for approval of details 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 (approval sought for access, appearance, landscaping, layout and scale) pursuant to outline planning permission DCC4194/20

(District Reference 2482/20/ALA) (outline planning permission) at Plots B & C, Okehampton East Business Park, Higher Stockley Mead, Okehampton EX20 1GH

1103/21/HHO **Conditional Approval** Householder application for proposed sunroom. 12 Hare Tor Close, Okehampton EX20 1TS

637/21/TPO **Refusal** T1: Irish Yew – crown height reduction by .5m, to maintain shape and size and reduce shading to other trees, including a request for bi-annual maintenance.

Castle Villa, Castle Road, Okehampton EX20 1HY
2432/21/NNM **Refusal** Non-material minor amendment to planning consents
2606/19/FUL White Hart Hotel, Fore Street, Okehampton EX20 1HD

2496/21/COM **Permitted Development** Notice of intent to install electronic communications apparatus equipment cabinet. Land at SX587 950 Jacobs Pool, Okehampton EX20 1HR

0923/21/FUL **Conditional Approval** Repairs and repointing to front elevation. Boots the Chemist 27-28 Fore Street, Okehampton EX20 1HB

Cllr Yelland informed the council that planning application **0923/21/FUL** was incorrectly reported by WDBC. The application was **refused** by reason of failure to replace brick banding and alterations without proper explanation and justification of the proposals in their context of making a contribution to the Conservation Area has failed to demonstrate that the proposal preserves or enhances the Okehampton Conservation Area. This was noted by the council.

271 **Dartmoor Local Plan** – No report

272 **Joint Local Plan** – No report

273 **Neighbourhood Plan** – Cllr Leech reported they were still waiting for a response from Okehampton Hamlets Parish Council.

274 **Payment of Invoices** – On the proposition of Cllr Sanger, seconded Cllr Tolley, payment of invoices as per schedule were **APPROVED**.

275 **Terms of Reference** – On the proposition of Cllr Sanger, seconded Cllr Abbots, one against, it was **RESOLVED** to recommend to revise the Planning Committee Terms of Reference to Full Council for approval. Cllr Wood was concerned that the Terms of Reference was a short document. Cllr Leech explained that it relates to 'all matters relating to planning' therefore, it is not necessary to list individual items.

276 **Member's Reports and Requests for Agenda Items** –

276.1 **Dartmoor Railway Supporters Association** – Cllr Ireland reported that members of the group had been liaising with Network Rail and GWR and working towards the re-introduction of the railway.

276.2 **Northern Links** – Cllr Leech reported no meetings had been held and would enquire as to when the meetings would recommence.

276.3 **Ockment Centre** – Cllr Leech reported the centre was open a couple of days a week and groups are slowly returning. When the furlough ends the centre would be open full time but needs groups to return to ensure the centre remains viable.

- 276.4 Okehampton & Area Health & Wellbeing Alliance** – Cllr Sanger reported no meetings had been held. Cllrs suggested as there were public concerns regarding the Government White Paper that the council write to local MP's as a council to show their concern.
- 276.5 OkeRail Forum** – Cllr Ireland reported there was a meeting later this week.
- 276.6 Rural Market Town Group** – Cllr Goffey reported that a meeting was to be held later in the week. Cllr Goffey attended a DALC meeting suggesting rural roads should have a lower speed restriction.

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.

- 277 Enforcement Issues** – Cllr Ireland reported an alleged breach of consent, but the file was now closed. No enforcement report received.

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

The Chairman closed the meeting at 8.25pm.

Councillor Ireland
Chairman