

**Minutes of Okehampton Town Council Planning Committee  
Meeting held on Monday 7<sup>th</sup> June 2021 at 7pm**

**Committee Members Present:** Councillor Ireland (Chairman)  
Councillor Tolley (Mayor)  
Councillor Leech (Vice-Chairman)  
Councillor Travers (Chairman, Parks)  
Councillor Sanger (Chairman, Policy & Resources)  
Councillor Wood (Chairman, Property)  
Councillor Abbots  
Councillor Jessop

**Other Members Present:** Councillor Goffey

**In Attendance:** Mrs Caroline Ellis (Assistant Town Clerk)  
One member of the public

		<b>Action</b>
52	<b><u>Declaration of Interests</u></b> – Cllr Leech being a Cllr on WDBC Planning Committee and Cllr Abbots regarding planning application 0975/21/HHO as knowing the applicant.	
53	<b><u>Urgent Items</u></b> – None	
54	<b><u>Apologies for Absence</u></b> – Apologies tendered by Cllr Matravers due to being away on holiday, and Cllr Holt who was not a member of this committee were <b>APPROVED</b> on the proposition of Cllr Sanger, seconded by Cllr Wood.	
55	<b><u>Deferments of Business</u></b> – None	
56	<b><u>Members Questions</u></b> – None	
57	<b><u>Minutes</u></b> – of Planning Committee meeting held on 4 <sup>th</sup> May 2021 were <b>APPROVED</b> and signed on the proposition of Cllr Tolley, seconded by Cllr Jessop.	
58	<b><u>Matters Arising</u></b> - None	
59	<b><u>Rail Reinstatement Traffic and Parking</u></b> – Public consultation due later in the year. On the proposition of Cllr Travers, seconded by Cllr Wood it was <b>RESOLVED</b> to support and report to full council, the re-instatement of a town bus to serve the Station and local Primary School.	
60	<b><u>Crossing adjacent to Plume of Feathers</u></b> – Planning Committee noted several people had fallen due the uneven surface and had been reported to DCC. Cllr Abbots informed the committee that curb stones are also uneven and loose.	
61	<b><u>Planning Applications</u></b>	
61.1	<b>1359/21/TPO</b> On the proposition of Cllr Tolley, seconded Cllr Travers, (1 abstention) it was <b>RESOLVED</b> to submit a no comment to the application T57: Ash – Fell; T58: Ash – Fell; T59 Ash Fell; T60: Oak – deadwood removal (exempt); T61: Ash – Deadwood removal (exempt) 5 Kingfisher Drive, Okehampton. EX20 1ER	
61.2	<b>1391/21/ARM</b> On the proposition of Cllr Wood, seconded Cllr Abbots, (1 abstention) it was <b>RESOLVED</b> to object to the application for approval of details reserved matters	

following outline application 2731/15/OPA for the construction of 89 dwellings, public open space, landscaped planting, pedestrian, cycle and vehicular links and associated infrastructure. Parcel 4A, East of Crediton Road, Okehampton, due to the following comments.

- Density of buildings
- Highways concern regarding vehicle turning, pinch points and associated traffic
- Cumulative impact
- South West Water concerned about sewage and flood risk
- Lack of infrastructure
- Health and Safety issued raised by the Police.
- Lack of Social Housing
- Play area close to busy road
- No public consultation

**61.3 1740/21/PAT**

On the proposition of Cllr Tolley, seconded by Cllr Sanger (1 abstention) it was **RESOLVED** to support the application for prior notification of proposed development for proposed 25m lattice mast and associated equipment cabinet by telecommunications code systems operators. Okehampton Railway Station. Okehampton EX20 1EJ

**61.4 1324/21/FUL**

On proposition of Cllr Tolley, seconded Cllr Abbots (1 abstention) it was **RESOLVED** to support the application for a new artificial turf pitch with fencing. St James Church of England Primary School, Fort Road, Okehampton EX20 1GJ, provided it is the previously agreed height.

**61.5 0975/21/HHO**

On proposition of Cllr Wood, seconded Cllr Tolley (2 abstentions) it was **RESOLVED** to the support application for proposed double garage and conservatory. Okeford, Mill Road, Okehampton  
EX20 1DU

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

0894/21/TCA **Tree Exemption – Details approved** – T;1 Sycamore – fell due To split in main stem. Okehampton Community College, Mill Road, Okehampton

1043/21/TCA **Tree Works No Objection** – T17: Lime – removal of deadwood (exempt), removal of epicormic growth from basal area. T11: Lime – Re-pollard to 5m from ground level. Castle Ham Lodge, Castle Road, Okehampton

4249/20/HHO **Conditional Approval** – 76 Crediton Road, Okehampton. Application for single storey side extension and two storey rear extension.

0984/21/POD **Prior Approval Required and Given** – Proposed change of use from Offices (Class B1) to residential (Class C3) 21 East Street, Okehampton

2910/20/HHO **Conditional Approval** – Proposed second storey extension, loft conversion and increase entrance width. 31 Exeter Road, Okehampton

3839/20/FUL **Conditional Approval** – Alterations within existing undercroft and installation of new window to replace existing door to front elevation. The Fountain Inn, Fore Street, Okehampton

1414/21/TCA **Tree Works No Objection** – T1: Birch – section fell to ground level. T2: Ash – Section fell to ground level. T3: Leylandii – Section to ground level. T4: Rowan – Crown reduction by 1.5m. South View, Parklands, Okehampton EX20 1EG

1181/21/TCA **Tree Works No Objection:** Beech – crown height reduction by 2m. 26 Station Road, Okehampton EX20 1EA

0834/21/HHO **Conditional Approval** – Application for first floor extension over garage to create bedroom. 11 Fox Close, Okehampton, EX20 1ST

**63** **Tree preservation Order** – Tree Preservation Order number 1034 had been noted. Himalayan Birch tree 2no at Fairplace Methodist Church, Fairplace Terrace, Okehampton EX20 1DT

**64** **Dartmoor Local Plan** – The committee agreed for Cllr Ireland to review the proposed modifications to the public consultation and report to the committee.

**65** **Joint Local Plan** – Cllr Leech reported a meeting had been held with WDBC to access the local housing needs. Consultation to be held in the Autumn.

A motion to suspend Standing Order 3 (bb) to permit extension of the meeting was proposed by Cllr Sanger, seconded Cllr Leech, and **agreed**.

**66** **Neighbourhood Plan** – Cllr Leech reported the draft plan was with the clerks.

**67** **Payment of Invoices** – On the proposition of Cllr Abbots, seconded Cllr Travers, payment of invoices as per schedule were **APPROVED**.

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

**68.1** **Dartmoor Railway Supporters' Association** – Cllr Ireland reported the association had changed the name to Dartmoor Railway Association. Members of the group had been introduced to new county councillors and gave them a tour of the station.

**68.2** **Northern Links** – Cllr Leech reported no meetings had been held.

**68.3** **Ockment Centre** – Cllr Leech reported the centre was open Tuesday to Thursday and they encouraged face to face meetings to resume. There was a recycling box in the centre to recycle empty crisp packets.

**68.4** **Okehampton & Area Health & Wellbeing Alliance** – Cllr Wood reported no meetings had been held.

**68.5** **OkeRail Forum** – Cllr Ireland reported the next meeting was due to be held on 21<sup>st</sup> July 2021

**68.6** **Rural Market Town Group** – Cllr Leech reported there had been a virtual meeting and now junior doctors are training in rural areas and training as multiskilled doctors/consultants. This long-term project may be beneficial to the local area.

*Member of the public left the meeting*

**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 Sanger.

- 69 **Enforcement Issues** – Cllr Ireland reported the Enforcement Issues and noted that one issue had been resolved.

On the proposition of Cllr Tolley, seconded Cllr Abbots, it was **RESOLVED** to exit Part 2 and ratify decisions made.

The Chairman closed the meeting at 9pm.

---

**Councillor Ireland**  
**Chairman**