

**Minutes of Okehampton Town Council Planning Committee**  
**Meeting held on Monday 12<sup>th</sup> July 2021 at 7.45pm in the Charter Hall, Okehampton**

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

**Other Members Present:** Councillor Goffey  
Councillor Marsh  
Councillor Yelland

**In Attendance:** Mrs James (Town Clerk)  
One member of the public

- |  | <b>Action</b> |
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| <b>149</b> <b><u>Declaration of Interests</u></b> – Cllr Leech declared an interest being a member of WDBC's Planning Committee.   |               |
| <b>150</b> <b><u>Apologies for Absence</u></b> – Apologies tendered by Cllr Holt who was not a member of the committee were noted.   |               |
| <b>151</b> <b><u>Deferments of Business</u></b> – A member of the public addressed the Committee about concerns in relation to planning application 1637/21/FUL. It was noted that Councillors had been invited by the member of the public to view the development site from their premises the previous week.  |               |
| <b>152</b> <b><u>Members Questions</u></b> – Cllr Ireland voiced his understanding that the existing railway station would not reopen until Spring 2022 after the reinstatement of the passenger rail service by the end of 2021. It was noted that Network Rail had recently acquired ownership of the station.   |               |
| <b>153</b> <b><u>Planning Applications</u></b><br><b>1103/21/HHO</b><br>On the proposition of Cllr Travers, seconded Cllr Sanger (1 abstention) it was <b>RESOLVED</b> to support the application for a sunroom at 12 Hare Tor Close, Giblands, Okehampton.  |               |
| <b>1594/21/FUL</b><br>On the proposition of Cllr Matravers, seconded Cllr Tolley (1 abstention) it was <b>RESOLVED</b> to OBJECT to the application for erection of a single storey new build 2-bedroom house on land to the rear of the London Inn, West Street, Okehampton on the following grounds:   |               |
| <ul style="list-style-type: none"><li>• The application description was misleading, the development site not being located behind the London Inn</li><li>• There was no statement available from WDBC's Conservation Officer</li><li>• DCC's County Archaeologist concerns should be taken into account</li><li>• A written scheme of investigation should be provided in order to comply with Plymouth and South West Devon Joint local Plan 2014-2034 Policy DEV21 and paragraph 199 of the National Planning Policy Framework (2019).</li></ul> |               |

- The proximity of the proposed dwelling to existing dwellings would make maintenance of all properties difficult.
- The high bank/walls to two sides of the property cause concern in relation to drainage from water from the higher level, particularly surface water
- The cumulative impact and density of properties in this area, shoehorning property into small spaces
- Although the proposed dwelling was above flood risk level, concern as to an escape route if surrounding land flooded
- Concern about access to the property for emergency services
- Access concern for vehicles of adjacent dwellings and delivery vehicles to the London Inn

#### **1637/21/TPO**

On the proposition of Cllr Wood, seconded Cllr Sanger (1 abstention) it was **RESOLVED** to submit a neutral response deferring to the expertise and recommendation of WDBC's Tree Officer. Works to T1 Irish Yew – crown height reduction by 0.5m to maintain shape and size and reduce shading to other trees, including a request for bi-annual maintenance at Castle Villa, Castle Road, Okehampton.

#### **154 Application to Note**

Notice of intent to install electronic communications apparatus pursuant to the Town and Country Planning (General Permitted Development Order) (as amended) 1995 and the Electronic Communications Code (conditions and regulations) 2003. One equipment cabinet 1610mm wide x 550mm deep x 1517mm high on the grass verge at Jacobs Pool, Okehampton was noted.

The Chairman closed the meeting at 8.30pm.

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**Councillor Ireland**  
**Chairman**