

Minutes of Okehampton Town Council Planning Committee
Meeting held on Monday 2nd August 2021 at 7.50pm in the Charter Hall, Okehampton

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

Other Members Present: Councillor J Goffey
Councillor J Yelland

In Attendance: Mrs E James (Town Clerk)
11 Members of the Public

- 206** **Declaration of Interests** – None.
- 207** **Apologies for Absence** – Apologies tendered by Cllr Holt who was not a member of the committee were noted.
Apologies tendered by Cllr Leech who was not well were **approved** on the proposition of Cllr Sanger, seconded Cllr Abbots.
- 208** **Deferments of Business** – Members of the public addressed the Council about concerns they had in relation to planning applications 0136/21/ARM and 12921/21FUL. The Committee noted the comments and questions were posed to members of the public by Councillors.
- The content of copies of letters addressed to WDBC, that had been received by the Town Council in relation to planning applications 0136/21/ARM and 12921/21FUL were noted.
- 209** **Members Questions** – None.
- 210** **Planning Applications**
210.1 **2483/21/TPO**
On the proposition of Cllr Wood, seconded Cllr Abbots it was **RESOLVED** to support the application for tree works at 8 Kestrel Close, Okehampton EX20 1UT:
T1: Sycamore – removal of two limbs at approximately 8 metres from ground level on south southwest side;
T3: Sycamore – remove low epicormic growth at 6 metres from ground level and removal of limb at approximately 8 metres from ground level on west side:
T4: Sycamore – removal of 3 limbs at approximately 8 metres from ground level on north west side; T5: Sycamore – removal of 4 limbs at approximately 8 metres from ground level on north west side, all due to excessive shading.
- 210.2** **0136/21/ARM**
On the proposition of Cllr Travers, seconded Cllr Wood it was **RESOLVED** to OBJECT to the Readvertised (revised plans received) Application for approval of reserved matters following outline approval 0032/18/OPA for 50 no dwellings, including 40% affordable on Land at SX 603 953, Exeter Road, Okehampton, on the following grounds:
- That not all the previous comments made had been reviewed
 - There were still concerns about the historic well which appears to be well fed, where does the water come from? Capping off the well may not resolve the issues.

Action

- The proposed development name of 'Belstone Meadows' had not been reconsidered. This could lead to confusion with the nearby village of Belstone to which the site has no connection.
- Parking provision did not appear to be adequate
- Concern in relation to drainage and sewage provision had not been resolved
- There was no mention of the possibility of there being peat within the site which would be removed or disturbed by the development.
- Highways issues remained.
- Landscaping in relation to Dartmoor National Park.

210.3 1861/21/CAC

On the proposition of Cllr Tolley, seconded Cllr Matravers it was **RESOLVED** to support the application for conservation area consent for demolition of redundant stone warehouse buildings at The Old Mill, Mill Road, Okehampton. The Committee asked that the likelihood of there being rodents on the site was taken into consideration and action taken to resolve the issue prior to work taking place.

210.4 1929/21/FUL

On the proposition of Cllr Jessop, seconded Cllr Tolley it was **RESOLVED** to OBJECT to the application for the construction of 3 dwellings at 1 Mount Prospect, High Street, Okehampton on the following grounds:

- Overdevelopment – the dwellings are proposed to be built on a small site between and abutting other properties
- Privacy/overbearing – the development will look directly into adjacent dwellings
- Daylight/sunlight – the proposed dwellings will directly reduce the light that adjacent dwellings will receive
- Visual impact – the development will impact the local area visually with the dwellings being built in a small plot between other buildings
- Noise/smell/pollution – additional dwellings will contribute to these issues within an already populated area
- Access/safety – emergency vehicles, waste collection vehicles, busses and other vehicles already have difficulty travelling through the area, more dwellings and vehicles parking on the roadside will increase these issues
- Health & Safety – access by emergency vehicles is already an issue, risk to pedestrians using the area because of the vehicles parked on the roadside and the number of vehicles using the road will increase
- Heritage – adjacent dwelling is at least 120 years old, abutting properties could cause damage to this and other dwellings. There is the possibility of archaeology on the site and the County archaeologist should be consulted.
- Cumulative impact of additional properties in this area
- Ecological – loss of trees, shrubs and plants
- Flood risk – from surface water and flash flooding will increase
- Parking – loss of spaces, including disability spaces, with an increase in vehicles

The Chairman closed the meeting at 9.07pm.

Councillor Ireland
Chairman