

Minutes of a Okehampton Town Council Planning Committee
Meeting held on 4th October 2021 at 7pm in the Charter Hall, Market Street, Okehampton

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

Other Members Present: Councillor T Leech

In Attendance: Mrs Caroline Ellis (Assistant Town Clerk)

| | Action |
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| 333 <u>Declaration of Interests</u> – None | |
| 334 <u>Urgent Items</u> – None | |
| 335 <u>Apologies for Absence</u> - None | |
| 336 <u>Deferments of Business</u> – None | |
| 337 <u>Members Questions</u> – Chairman Cllr Ireland welcomed both Cllr Jessop as the new Vice Chairman and Cllr Goffey who joined the Planning Committee. | |
| 338 <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 Tolley, seconded by Cllr Abbots, and signed by the Chairman. | |
| 339 <u>Matters Arising</u> - None | |
| 340 <u>Planning Validation Checklist Consultation</u> – On the proposition of Cllr Goffey, seconded Cllr Travers, it was RESOLVED the council would like to respond with the recommendation that the actual planning application amendments was highlighted and notified to the council. | Clerk |
| 341 <u>WDBC Memorandum of Understanding</u> - The Council RESOLVED on the proposition of Cllr Travers, seconded Cllr Matravers, to respond that ‘Other Financial Matters’ which was in Part 2 – Irrelevant considerations, should be moved to Part 1 – Material Planning Considerations. The Council felt the financial and economic impact should be a relevant part of any planning decision. | Clerk |
| 342 <u>Consultation WDBC Gambling Statement of Principles</u> – Cllr Wood was concerned of the removal of part 1.7.1 page 21. Cllr Leech explained the fire and health and safety regulations was removed as it was not related to gambling and the licensing objectives and overlapped with building regulations. The Council RESOLVED on the proposition of Cllr Goffey, seconded Cllr Jessop, to respond to the consultation to ask the question if the revised legislation from WDBC would supersede the local bylaw concerning the banning of gambling licenced premises within the conservation area of Fore Street. | Clerk |

- 343** **Neville Road & Road to All Saints Church** – On the proposition of Cllr Goffey, seconded Cllr Sanger **RESOLVED** to write a letter of complaint regarding the condition of Neville Road to WDBC on behalf of the resident.
On the proposition of Cllr Jessop, seconded Cllr Travers **RESLOVED** to report the complaint regarding the road to All Saints Church to Cllr Samuels DCC, who had previously requested the Council inform her of any problems with the local roads around Okehampton and to question the ownership of the road.
- 344** **Speed Reduction** – Cllr Tolley reported to the Council that he had received complaints from several residents regarding speeding along Crediton Road. Residents reported broken car wing mirrors and several near misses regarding both pedestrians and cars. Cllr Tolley asked the Council for any suggestions of how this could be addressed. Cllr Leech would pass details to Cllr Tolley of Community Speed watch UK which the residents may find useful. The suggestion of flashing, slow down or speed limit signs being installed was discussed. This would need permission from DCC Highways. Cllr Tolley thanked the Councillors for their advice and suggestions and would he approach Okehampton Matters.
- 345** **Planning Applications**
- 345.1** **3068/21/FUL**
On the proposition of Cllr Matravers, seconded Cllr Travers, one abstention, it was **RESOLVED** to object the application for erection of 2.5m high V-mesh fence on two sides of the school cricket pitch and installation of 1.2m x 1.8m gate, Okehampton Community College, due to the visual impact, historic/heritage aspect, and the economic impact due to the close proximity to a business. On the proposition of Cllr Sanger, seconded Cllr Wood, one abstention, it was **RESOLVED** to bring the matter to Full Council and propose a letter was written to the Trustees to show their objection to the application.
- 345.2** **3251/21/HHO**
On the proposition of Cllr Goffey, seconded Cllr Wood, it was **RESOLVED** to support the application for the extension and alterations to dwelling, 2 Tors Road, Okehampton EX20 1LE providing the recommendations in the Ecological Impact Assessment was completed. Including installation of one bird box and one self-contained, self-cleaning bat box in the fabric of the extension or in a tree within the garden.
- A motion to suspend Standing Order 3 (bb) to permit extension of the meeting was proposed by Cllr Jessop, seconded Cllr Tolley, and **agreed**.
- 345.3** **2368/21/HHO**
On the proposition of Cllr Wood, seconded Cllr Goffey, it was **RESOLVED** to support householder application for erection of detached garage and replacement of existing integral garage door with window, 3 Abbey Rise, Okehampton providing the conclusion of the Aboricultural Impact Assessment, planting of 4 trees along the southern boundary post-completion was completed.
- 346** **Premises Licence Application**
On proposition of Cllr Jessop seconded Cllr Matravers, it was **RESOLVED** to support to the application for a new premises licence at the Plymouth Inn, 26 West Street, Okehampton for the sale of alcohol for consumption on and off the premises, Monday to Sunday from 10am to midnight.

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

2483/21/TPO – Tree works allowed

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.

8 Kestrel Close, Okehampton EX20 1UT

2730/21/TPO - Refusal – Lesser tree works allowed

G1: Beech Trees – Largest Beech tree to crown height reduction by 3 metres, lateral Reduction by 3 metres on northeast, removal of 3 x limbs at approximately 15 metres from ground level on northwest side; smaller beech tree to crown height reduction by 3 metres all due to excessive shading and reduce future failure. 33 Edgehill, Fern Meadow, Okehampton EX20 1PB

2650/21/TPO – Conditional consent

T1: Beech – Crown raise to 5m from ground level and lateral reduction by 2m on north side.

T2: Hornbeam – Crown raise to 5m from ground level and lateral reduction by 2m on north side.

T3: Sweet Chestnut – reduce limb at approx. 4m from ground level on north side by 3m and crown raise to 5m from ground level on north side.

Reasons: due to excessive shading and close proximity to roof.

4 Badgers Holt, Okehampton EX20 1PG

1846/21/TPO – Conditional consent

T1, T2 & T5: Ash – Fell and remove due to ash dieback.

T6: Alder – Fell and remove due to poor condition.

T7: Oak – Deadwood removal and crown clean (exempt).

T8: Oak – Lateral reduction on East and South sides by 1-5.5m to provide clearance from clubhouse & deadwood removal (exempt).

T9: Beech – Crown lift to 3m from ground level to provide clearance from car park.

T10: Beech – lateral reduction by 1.5 – 2m on North and South sides and crown lift to 3m

from ground level to provide clearance from neighbouring property.

T16: Conifer x 2 Crown lift to

3m from ground level to provide clearance from parked cars.

T17: Birch – Remove, tree is dead.

T19: Willow – Deadwood removal.

2 Glendale Road, Okehampton EX20 1JB

1889/21/HHO – Conditional Approval

Application for proposed erection of porch and replacement existing glazed roof with new plain-tiled roof. 26 Brandize Park, Okehampton EX20 1EQ

2580/21/ARC – Discharge of condition approved

Application for approval of details reserved by conditions 4 & 5 of planning permission 4249/20/HHO. 76 Crediton Road, Okehampton EX20 1NY.

- 348 **Withdrawn Planning Application** – The following withdrawn application was noted 1929/21/FUL Construction of 3 dwellings at 1 Mount Prospect, High Street, Okehampton
- 349 **Dartmoor Local Plan** – No report
- 350 **Joint Local Plan** – No meeting report but Cllr Leech brought it to the attention of the Council that Folly Gate had been classed as a Sustainable Village by the Planning Inspector.
- 351 **Neighbourhood Plan** – Cllr Leech reported there was a meeting on Thursday and Cllr Button would attend on behalf of the council.
- 352 **Payment of Invoices** – None
- 353 **Member's Reports and Requests for Agenda Items** –
- 353.1 **Dartmoor Railway Association** – Cllr Ireland thanked the members of the group that worked hard during the 150 years celebration event over the weekend.
- 353.2 **OkeRail Forum** – Cllr Ireland reported there was a meeting on 21st October 2021
- 353.3 **Ockment Centre** – Cllr Leech reported the centre was open a couple of days a week but would increase to full time now the Furlough Scheme had finished.
- 353.4 **Okehampton & Area Health & Wellbeing Alliance** – Cllr Wood reported the Terms of Reference for group was discussed. There had been an increase in demand for mental health provisions. Okehampton College had been working with Exeter Chiefs. A Craft and Wellbeing promotion event was to be held at the College on 23rd October. There has been no update regarding Okehampton Community Hospital usage. Foodbanks and a possible community fridge in West Devon had been discussed. Mental health service waiting lists had increased since the beginning of the pandemic. Men in Sheds were due to expand. The library had a taster day for children. The Good Grief Café was to reopen on 23rd October.
- 353.5 **Northern Links** – Cllr Leech reported no meetings had been held.
- 353.6 **Rural Market Town Group** – Cllr Goffey reported that no meeting had been held.

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.

- 354 **Enforcement Issues** – Two Planning Enforcement Cases were noted to the Council. WDBC reported the cases had now been closed. No enforcement report received.

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

The Chairman closed the meeting at 8.55pm.

Councillor Ireland
Chairman