

Minutes of Okehampton Town Council Planning Committee
Meeting held on Monday 13th September 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 T Leech
 Councillor B Matravers

Other Members Present: Councillor J Goffey

In Attendance: Mrs E James (Town Clerk)

	Action
294 <u>Declaration of Interests</u> – Cllr Leech declared a personal interest being a Member of WDBC's Planning Committee.	
295 <u>Apologies for Absence</u> – Apologies tendered by Cllrs Holt and Yelland who were not members of the committee were noted.	
296 <u>Deferments of Business</u> – None.	
297 <u>Members Questions</u> – Cllr Leech asked if responses had been received from queries raised at the last meeting. The Clerk advised that the letter had yet to be sent.	
298 <u>Application 0136/21/ARM</u> – It was noted that the application for approval of reserved matters following outline approval 0032/18/OPA for 50 dwellings, including 40% affordable on Land at Exeter Road, Okehampton was being considered by WDBC's Development Management and Licensing Committee on 14 th September. Town Councillors were unable to attend as the development was outside of the town boundary.	
299 <u>Planning Applications</u> 2860/21/TCA It was noted that the group of trees identified as G1 and proposed to be felled due to ash dieback were partly on land leased to Okehampton College. On the proposition of Cllr Wood, seconded Cllr Jessop (1 abstention) it was RESOLVED to support the application for tree work at Okehampton Community College with the suggestion that any consent includes a condition for replanting. On the proposition of Cllr Sanger, seconded Cllr Tolley it was RESOLVED to write to Okehampton College ensuring they are aware that permission for felling is required from the Charity and to request that they also consult with them in relation to replanting.	Clerk Clerk
1391/21/ARM On the proposition of Cllr Matravers, seconded Cllr Wood (1 abstention) it was RESOLVED to OBJECT to the readvertisement (Revised plans received) application for approval of reserved matters following outline application 2731/15/OPA for the construction of 89 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure at Parcel 4A, West of Crediton Road, Okehampton on the following grounds: <ul style="list-style-type: none"> • Density of buildings • Highways concern regarding vehicle turning, pinch points and associated traffic, no access to some properties for delivery or waste collection vehicles 	

- Cumulative impact of the development on the area
- South West Water concerned about sewage and flood risk
- Health and Safety issued raised by the Police in relation to rear gates
- Lack of Social Housing
- Play area close to busy road
- No public consultation
- No rainwater harvesting or solar systems included
- Concern that EV charging points are not within the garages
- Lack of infrastructure - entrance/exit is single vehicle road on brow of hill just past a bend in the main road
- Pipe located under a tree root protection area, how will this be managed without causing damage?
- Ecology – trees to be protected – document 836737
- Construction environmental management plan, concern re hedgerows and the presence of dormice
- Letter to A Henderson Smith about Agricultural Impact Statement and Method statement not included on the document list from LRM Planning
- Woodland and stream corridor of high importance – no ecological appraisalment or noise amendment
- Light pollution effect on resident bats, bat boxes per home advised
- Green corridor hinterland important for protection
- Species rich grassland and maintained meadow
- Building design – 3rd bedroom only 2m x 2m

The Chairman closed the meeting at 8.40pm.

Councillor Ireland
Chairman