

Minutes of a Okehampton Town Council Planning Committee
Meeting held on 22nd November 2021 at 7pm in the Charter Hall, Market Street, Okehampton

Committee Members Present: Councillor M Ireland (Chairman)
Councillor D Sanger (Chairman, Policy & Resources)
Councillor J Goffey
Councillor B Matravers
Councillor T Abbots

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

	Action
482 <u>Declaration of Interests</u> – None	
483 <u>Urgent Items</u> – None	
484 <u>Apologies for Absence</u> – Cllrs Wood, Tolley and Jessop who were on the committee and Cllr Leech and Holt who were not on the committee were APPROVED on the proposition of Cllr Goffey, seconded Cllr Sanger. Cllr Travers who was a member of the Planning Committee was absent.	
485 <u>Deferments of Business</u> – None	
486 <u>Members Questions</u> – Cllr Matravers asked the committee if the WDBC Memorandum of Understanding draft document had been approved. The Assistant Clerk would investigate and report to the committee. Cllr Ireland had received complaints regarding parked cars on the corner of Hunters Gate and The Heathers causing buses to mount the pavement. This had caused damage to the pavement. Cllr Goffey suggested the police and other authorities were informed as the parked cars were causing an obstruction.	Assistant Clerk
487 <u>Minutes</u> – of Planning Committee meetings held on 6 th September, 13 th September, 4 th October, 11 th October and 8 th November 2021 were APPROVED on the proposition of Cllr Goffey, seconded by Cllr Sanger and signed by the Chairman.	
488 <u>Matters Arising</u> – None.	
489 <u>Dartmoor Byelaws Consultation</u> – The Committee noted the draft proposal to update and amend Dartmoor’s Byelaws. Concerns including large groups of off-road mobility scooters/wheelchairs accessing and damaging the land were raised, however it was commented that the rights of disabled persons should be protected. It was highlighted that item 4 of the consultation imposed a weight limit so it would not cause a problem.	
490 <u>Road Signage</u> - The Committee considered DCC Highways suggestion for the erection of new signage directing vehicles accessing the Army Camp along Fore Street and George Street, and not Mill Road. On the proposition of Cllr Goffey, seconded Cllr Matravers it was RESOLVED to support the new signage. The Committee was unsure if it would be enforceable, and drivers would probably follow their Sat Nav. Concerns about the increase in traffic along Fore Street and George Street was noted.	

491 Planning Applications

491.1 3815/21/FUL

On the proposition of Sanger, seconded Cllr Goffey, it was **RESOLVED** to support the application for construction of a structure to be used as a bat roost, the Old Mill, Mill Road, Okehampton on the condition they comply with the external lighting regulations.

491.2 3816/21/LBC

On the proposition of Cllr Sanger, seconded Cllr Matravers, it was **RESOLVED** to support the application for Listed Building Consent for construction of a structure to be used as a bat roost. The Old Mill, Mill Road, Okehampton.

491.3 3708/21/FUL

On the proposition of Cllr Goffey, seconded Cllr Matravers, it was **RESOLVED** to support the application for construction of Cycle Hire Hub and associated works. The Youth Hostel, Klondyke Road, Okehampton. With the recommendation that the feasibility of rainwater harvesting, and solar panels were investigated.

491.4 3602/21/HHO

On the proposition of Cllr Matravers, seconded Cllr Sanger, it was **RESOLVED** to support the application for garage conversion and associated alterations. 1 Oke Tor Close, Okehampton

491.5 3245/21/HHO

On proposition of Cllr Abbots seconded Cllr Sanger, it was **RESOLVED** to support to the application for single storey extension for a new kitchen and dining room. 4 Abbey Rise, Okehampton, EX20 1PJ

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

1594/21/FUL Refusal

Erection of single storey new build 2-bedroom house. Land to the rear of London Inn, 22 West Street Okehampton.

3380/21/TPO Refusal – Agreed Lesser Works

T2, T3 & T5 Lime – Crown lift to 5m from ground level to create clearance over driveway and church path; T5: Multi stemmed lime – removal of one leaning stem overhanging church path.

The Vicarage, 1 Church Path, Okehampton EX20 1LW

2860/21/TCA No objection

T0297: Beech – fell as per tree survey; T0298 Beech: Beech – Fell as per tree survey. G1: Ash – Fell group due to Ash Dieback. Okehampton Community College, Mill Road, Okehampton EX20 1PW

1923/21/FUL Conditional Approval

Application to replace existing frames and polycarbonate roof with supalite tiled roof including Velux and internal wall (Retrospective). Solonhurst, Mill Road, Okehampton EX20 1DU

3149//21/HHO Conditional Approval

Retention of ground floor flat - Retrospective. 92a Station Road, Okehampton,

0849/21/HHO Conditional Approval

Householder application for replacement single storey rear extension. May Villa, 47 Crediton Road, Okehampton EX20 1LY

- 493** **Dartmoor Local Plan** – The Assistant Clerk informed the Council that the Dartmoor Local Plan was now available on the Authority’s website. At the Authority meeting on 3rd December DNPA Members would be asked to consider the Inspector’s Report, accept the modifications, and adopt the Local Plan. Papers for the meeting would be published on 26th November 2021, along with the final text version of the Local Plan, incorporating the main and additional modifications. Once it had been adopted, the Local Plan would have immediate effect, superseding the outgoing plans and would be used as the basis for all planning decisions in the National Park.
- 494** **Joint Local Plan** – No report.
- 495** **Neighbourhood Plan** – Cllr Goffey provided an update.
- 496** **Payment of Invoices** – On the proposition of Cllr Abbots, seconded Cllr Sanger, payment of invoices as per the schedule were **APPROVED**.
- 497** **Member’s Reports and Requests for Agenda Items –**
- 498** **Dartmoor Railway Association** – Cllr Ireland reported there had been complaints that the toilets at the station had been closed when the station was unmanned. Cllr Ireland had to guide members of the public to the public toilets in the town. It was agreed to write to the Youth Hostel to ask if they could be key holders and open and close the toilet when the station was unmanned.
- 498.1** **OkeRail Forum** – Cllr Ireland reported that the opening Okehampton Station had been an item on both local news and national news. The local report was followed by the possibility of extending the line to Bude. Cllr Abbot reported the day of the first train to Okehampton from Exeter had brought a lot of visitors to the town. The town was visibly busier than usual.
- 498.2** **Ockment Centre** – No report.
- 498.3** **Okehampton & Area Health & Wellbeing Alliance** – There had been no meetings, but Cllr Goffey was concerned about the Health and Care Bill which was discussed and being voted in Parliament.
- 498.4** **Northern Links** – Cllr Abbots reported the next West Devon Super Links meeting was on 7th December.
- 498.5** **Rural Market Town Group** – Cllr Goffey reported according to the Association of Convenience Store CEO, people living in rural areas paid an average of £96 per annum more in council tax than people living in urban areas. 5.2m people lived in rural areas and only about 45% lived within 5km of a bank. The banks code they followed before closure of a branch needed to be strengthened and challenged, especially if it was the last bank in the town.

Clerk

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 Sanger, seconded Cllr Matravers.

- 499** **Enforcement Issues** – Planning Enforcement Cases were noted by the Council

