

Minutes of Okehampton Town Council Planning Committee
Meeting held on Monday 13th December 2021 at 8.15pm 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 J Goffey
Councillor P Jessop
Councillor B Matravers

Other Members Present: Councillor G Button
Councillor T Leech

In Attendance: Mrs E James (Town Clerk)

576 **Declaration of Interests** – None

577 **Apologies for Absence** – Apologies tendered by Cllrs Holt and Yelland who were not members of the committee were noted.

578 **Deferments of Business** – None

579 **Members Questions** – None

580 **Planning Applications**
1861/21/CAC

On the proposition of Cllr Goffey, seconded Cllr Jessop it was **RESOLVED** to support the readvertisement (Revised plans received) conservation area consent for demolition of redundant stone warehouse buildings at The Old Mill, Mill Road, Okehampton with the following comments:

- There is no structural engineers report with calculations as to the impact of the demolition or vibrations from the work on the listed chimney or medieval culvert available
- The location of the bat roost will obscure view of the listed bridge
- To note that it difficult to ascertain what the revisions are and ask that the Planning Officers highlight changed on all readvertised planning applications

4113 /21/OPA

On the proposition of Cllr Goffey, seconded Cllr Wood it was **RESOLVED** to support the application with some matters reserved for the development of 19no dwelling with new private access road parking and external works at Rondor and Gunns Yard, North Street, Okehampton with the following comments of concern:

- The Historic importance of the site as the last two visible Burgage plots in the mediaeval town scape. These have been buried under the current surface. We request that after consultation with the County Archaeologist some form of marking out these plots in the central area is included within the conditions.
- Okehampton had a number of Sweet Chestnut trees and the last surviving tree was in the middle of the site and summarily cut down. We would ask the developer to recognise the importance of these trees in the town and ensure the tree planting includes a Sweet Chestnut.
- The splay driveway at the entrance appears to cut across the existing boundary wall and impinge on the entrance to Ebenezer Chapel. This Chapel has a graveyard

Action

behind it containing the memorial stones to Mayors of this town. Please ensure building work does not impact on this Grade 2 Listed building and its curtilage.

- It has been identified that the proposed 19 family dwellings will generate an additional 4.75 primary pupils and 2.85 secondary pupils. There are 6 x3 bedroom bungalows on this site. The rest are 1 or 2 bedroomed flats or bungalows. It is noted that there is mention of wheelchair access and a level walk into town. These bungalows/flats are clearly aimed at an older occupant and the number of school age children postulated by DCC seems to be optimistic at best.
- The photographs are many years old and the titles contain significant errors. They show the old Gunn's Lemonade /bottling plant which was demolished many years ago, with no demolition permission. Rondor was a 60's detached house at the other end of the site near the existing entrance. It too was demolished many years ago.
- Phase 1 Habitat Survey & Ecological Appraisal For Southern Properties Ltd. refers to the demolition of the industrial building which is interesting as it has already been demolished as stated above. The Council approves of the recommendation of nest boxes as the existing mature trees are nesting sites. We would also ask that Hedgehog highways be installed between the gardens as there are hedgehogs on this site.

4208/21/TCA

On the proposition of Cllr Matravers, seconded Cllr Jessop it was **RESOLVED** to submit a no comment response for an application to fell an As Tree due to dieback at Okehampton Community College, Okehampton and defer to the expertise of WDBC's Tree Officer.

4231/21/HHO

On the proposition of Cllr Jessop, seconded Cllr Matravers it was **RESOLVED** to support the application for an extension and alterations to a dwelling (resubmission of 3251/21/HHO at 2 Tors Road Okehampton, with a request that the Planning Officers highlight amendments made within resubmissions for future applications.

- 581** **Urgent Items** – The Clerk reported that DCC's Highways Officer had informed her earlier in the day that Fore Street was listed on their schedule of work for resurfacing in the 2022/23 financial year.

Future agendas items were requested:

- to consider the conservation of historic sites within the town including Ebenezer Chapel
- to request that WDBC Planning Officers highlight changes to planning applications on their resubmission

Ass. Clerk

The Chairman closed the meeting at 8.50pm.

Councillor Ireland
Chairman