



**Okehampton Town Council**

14<sup>th</sup> February 2022

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on Monday 21<sup>st</sup> February 2022 at 7pm in the Charter Hall, Market Street, Okehampton.

Committee Membership consists of the following:

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

Yours faithfully

*E James*

Emma James  
Town Clerk

**AGENDA**

**Declarations of Interest – Members are reminded that they should declare any relevant interest in the items to be considered.**

**Urgent items - items for information only can be brought to the attention of the Committee at the discretion of the Chairman at the end of the meeting.**

**No decision can be taken on items not detailed on the published agenda.**

1. **Apologies for Absence** - To receive apologies for absence from those Members unable to attend.
2. **Deferment of Business** - For comment by the public.
3. **Members' Questions** - To receive questions from Members regarding the workings of the Committee.
4. **Minutes** – To confirm and approve the minutes of the Planning Committee meetings held on 22<sup>nd</sup> November 2021, 13<sup>th</sup> December 2021, and 7<sup>th</sup> February 2022.
5. **Condition of Neville Road** – To consider the response from WDBC in relation to a complaint from a member of the public regarding the condition of Neville Road, Okehampton
6. **Pavement in Fore Street** – To note that reports of falls in Fore Street due to the uneven surface have been received and consider any actions, noting that DCC have been requested to undertake a survey of the pavement by the Clerk

7. **Okehampton Train Station Facilities** – To note the buffet and toilet facilities will remain closed until the building renovation has been completed, anticipated to be March/April 2022.
8. **Land South of Exeter Road, Okehampton** – To note concern over the removal of hedgerow on the site frontage and that this is being monitored by WDBC's Enforcement Team.
9. **Station Road**
  - 9.1 To consider a verbal report from Cllr Abbots about traffic issues in Station Road following the recommencement of the rail service.
  - 9.2 To consider the suggestion of extending the double yellow lines at the bottom of Station Road by the British Legion, by approximately 35m.
10. **Residents Parking Permits** – To consider a request from a member of the public for the provision of residents parking permits
11. **Conservation of Historic Sites** – To consider the conservation of Historic Sites within the town including Ebenezer Chapel.
12. **Town and Country Planning (Tree Preservation) (England) Regulations 2012** – To note 1060 Tree Preservation Order 2022 that has been served at Rondor & Gunns Yard, North Street, Okehampton, SX 589953
13. **WDBC Planning, Memorandum of Understanding** – To note comments within the meeting report and to consider adopting the Memorandum of Understanding as proposed by WDBC
14. **Planning Applications** – To consider the following applications:
  - 4126/21/TCA** T1: Beech – crown height reduction by 3m to reduce sail effect and enable cable installation. Land at SX583 949, Darkey Lane, Okehampton EX20 1JL  
Comments by 23<sup>rd</sup> February 2022
  - 0214/22/FUL** Application for replacement windows 42 & 44 Simmons Way, Okehampton EX20 1PY  
Comments by 3<sup>rd</sup> March 2022
  - 0215/22/HHO** Householder application for replacement windows 14 Simmons Way, Okehampton EX20 1PY  
Comments by 10<sup>th</sup> March 2022
  - 0216/22/HHO** Householder application for replacement windows 30 Simmons Way, Okehampton EX20 1PY  
Comments by 10<sup>th</sup> March 2022
  - 0217/22/FUL** Application for replacement windows 15 and 17 Simmons Way, Okehampton EX20 1PY  
Comments by 10<sup>th</sup> March 2022
  - 0218/22/FUL** Application for replacement windows 21, 22, 23a and 25 Simmons Way, Okehampton EX20 1PY  
Comments by 10<sup>th</sup> March 2022
  - 0219/22/FUL** Application for replacement windows 29 and 29a Simmons Way, Okehampton EX20 1PY  
Comments by 10<sup>th</sup> March 2022
  - 0278/22/TPO** T1: Ash – fell due to ash die back. 15 Tors Road, Okehampton EX20 1EF  
Comments by 8<sup>th</sup> March 2022

15. **Planning Authority Decisions** – To note the decisions made by the planning authority with reference to the following applications:

1391/21/ARM 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 planning, pedestrian, cycle and vehicular links and associated infrastructure. Parcel 4A West of Crediton Road, Okehampton

**Conditional approval**

Resolution of the Planning Committee was to submit an objection response.

3562/21/VAR Application for variation of conditions 1 (approved drawings) and 2 (facing materials) of planning consent 0967/19/ARM to change cladding from timber to composite. Upcott House, Upcott Hill, Okehampton EX20 1SQ

**Conditional approval**

Resolution of the Planning Committee was to submit a support response.

3380/21/TPO T2, T4 & 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.

**Refusal – Lesser tree works allowed**

Resolution of the Planning Committee was to submit a neutral response.

1967/21/FUL Change of use of building form class E (former bank) to sui generis (virtual reality gaming arcade). 40 Fore Street, Okehampton

**Conditional approval**

Resolution of the Planning Committee was to submit a support response.

2492/21/FUL Application for replacement windows. 92 Station Road, Okehampton EX20 1EH

**Conditional approval**

Resolution of the Planning Committee was to submit a support response.

3652/21/ARC Application for approval of details reserved by conditional 3,5, & 10 of planning permission 1771/17/FUL. 10 Upper Crooked Meadow, Okehampton, EX20 1WW

**Discharge of condition refused**

Resolution of the Planning Committee was to submit an object response.

3708/21/FUL Construction of a cycle hire hub and associated works. The Youth Hostel, Klondyke Road, Okehampton EX20 1EQ

**Conditional approval**

Resolution of the Planning Committee was to submit a support response.

4208/21/TCA Tree works T1: Ash – fell to ground level. Due to dieback. Okehampton Community College, Mill Lane, Okehampton

**No objection raised**

Resolution of the Planning Committee was to submit a no comment response.

3501/21/FUL Construction of 2 dwellings (resubmission of 1929/21/FUL). Mount Prospect, High Street, Okehampton

**Conditional approval**

Resolution of the Planning Committee was to submit an object response.

3074/21/ARC Application for approval of details reserved by condition 2 0967/19/ARM Land adjacent Upcott House, Upcott Hill, Okehampton EX20 1SQ

**Discharge of condition Approved**

Resolution of the Planning Committee was to submit a support response.

42321/21/HHO Householder application for extension and alterations to dwelling (resubmission of 3251/21/HHO) 2 Tors Road, Okehampton EX20 1EF

**Conditional Approval**

Resolution of the Planning Committee was to submit a support response.

3602/21/HHO Householder application for garage conversion and associated alterations. 1 Oke Tor Close, Okehampton EX20 1QD

**Conditional approval.**

Resolutions of the Planning Committee was to submit a support response.

3724/21/HHO Householder application for single storey extension for a new kitchen and dining room. 4 Abbey Rise, Okehampton EX20 1PJ

**Conditional approval.**

Resolutions of the Planning Committee was to submit a support response.

**Appeal Decision to Note**

0622/20/TPO T1: Sycamore – crown raise to 5m from ground level. Tree is unbalanced and unsafe. 18 Oaklands Residential Park, Glendale Road, Okehampton

**Appeal Dismissed.**

Resolutions of the Planning Committee was to submit an object response.

**16. Withdrawn Planning Applications – To note the following withdrawn applications:**

3251/21/HHO Householder application for extension and alterations to dwelling. 2 Tors Road, Okehampton EX20 1EF

3816/21/LBC Listed building consent for construction of a structure to be used as a bat roost. The Old Mill, Mill Road, Okehampton.

**17. Dartmoor Local Plan – To note the plan has been officially adopted.**

**18. Joint Local Plan – To receive an update from Cllr Leech**

**19. Neighbourhood Plan – To receive an update from Cllrs Goffey and Sanger.**

**20. Payment of Invoices – To approve payment of invoices as per the schedule**

**21. Members' Reports and Requests for Agenda Items - To receive reports from Members attending other organisations on behalf of the Council**

**21.1** Dartmoor Railway Association – Cllr Ireland

**21.2** OkeRail Forum – Cllrs Ireland and Marsh

**21.3** Ockment Centre – Cllr Leech

**21.4** Okehampton & Area Health & Wellbeing Alliance – Cllrs Wood and Goffey

**21.5** Northern Links – Cllrs Abbots and Ireland

**21.6** Rural Market Town Group – Cllrs Leech and Goffey

**PART TWO**

**Items which may be taken in the absence of the press and public.**

**The Council is recommended to pass the following resolution: -**

**'Resolved that under 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 they involve the likely disclosure of sensitive and confidential information.'**

**22. Enforcement Issues – To receive a report from Cllr Ireland**