

Minutes of a Okehampton Town Council Planning Committee
Meeting held on 21st February 2022 at 7pm in the Charter Hall, Market Street, Okehampton

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

In Attendance: Councillor C Marsh
 Councillor T Leech
 Mrs Caroline Ellis (Assistant Town Clerk)

	Action
727 <u>Declaration of Interests</u> – None	
728 <u>Urgent Items</u> – None	
729 <u>Apologies for Absence</u> – Apologies from Cllrs Holt and Yelland who were not on the committee were noted. Apologies were received from Cllr Travers was noted by the Committee.	
730 <u>Deferments of Business</u> – None	
731 <u>Members Questions</u> – None	
732 <u>Minutes</u> – of Planning Committee meetings held on 22 nd November 2021, 13 th December 2021, and 7 th February 2022 were APPROVED on the proposition of Cllr Jessop, seconded by Cllr Tolley and signed by the Chairman.	
733 <u>Matters Arising</u> – None.	
734 <u>Condition of Neville Road</u> – The Committee was informed that the road was owned by WDBC. Parking permits were available to residents, to ease parking congestion in the area. The Committee sympathised with the residents, but the condition of the road was no worse than when WDBC purchased the road. WDBC considered the road did not require any remedial work. The Committee felt there was no action to be taken.	Clerk
735 <u>Pavement in Fore Street</u> - Councillors were concerned regarding the number of falls occurring in Fore Street due to the uneven surface. On the proposition of Cllr Goffey, seconded Cllr Abbots, the Council RESOLVED to thank the Clerk for requesting a survey of the area by Devon County Council.	
736 <u>Okehampton Train Station Facilities</u> - The Committee noted the buffet and toilet facilities would remain closed until the building renovation had been completed, anticipated to be March/April 2022.	
737 <u>Land South of Exeter Road, Okehampton</u> – The concerns over the removal of hedgerows on the site frontage was being monitored by WDBC’s Enforcement Team.	

738	<u>Station Road –</u>	Clerk
738.1	<p>The Committee were concerned about the speed of road users in Station Road, including cars, buses as well as cyclists. It was reported there had been an incident of road rage between two car drivers. It was suggested to propose the 20 mile an hour speed limit was extended to Station Road or the possibility of speed bumps to reduce road user's speed. The Councillors would like to investigate the possibility of applying to the police for training to allow volunteers to operate speed cameras, as a traffic calming measure. The Councillors were aware there was on going feasibility study and the there was a trial period of evidence gathering. On the proposition of Cllr Jessop, seconded Cllr Abbot it was RESOLVED to request a letter was sent from the Clerk to Cllr Samuels to outline the concerns of the Committee including suggesting extending the 20 mile an hour speed limit, applying for mobile speed cameras or a speed survey, to be including in the feasibility study.</p>	
738.2	<p>On the proposition of Cllr Jessop, seconded Cllr Goffey, it was RESOLVED to ask the Clerk to include the Committees approval of the suggestion of extending the double yellow lines at the bottom of Station Road by the British Legion by approximately 35m, in the letter to Cllr Samuels.</p>	
739	<p><u>Residents Parking Permit</u> - The Committee considered the request from a member of the public for the provision of resident parking permits in the town. On the proposition of Cllr Jessop, seconded Cllr Abbot, it was RESOLVED to ask the Clerk to write to the member of the public explaining that Devon County Council would only consider parking permits if all the residents of the road were in agreeance, there would be a cost involved to the resident and a permit does not guarantee a park place outside their own property. Electric vehicle charging points were to be installed in Mill Road car park, this had been delayed due to Covid. It was suggested that the resident ask to be added to the waiting list for a parking permit in Mill Road car park to enable them to use the electric charging point when they are installed.</p>	Clerk
740	<p><u>Conservation of Historic Sites</u> – On the proposition of Cllr Goffey, seconded Cllr Jessop, it was RESOLVED to request a Conservation Officer to visit the town to survey historic sites and provide a written report and photographic evidence to the Town Council.</p>	Clerk
741	<p><u>Town and Country Planning (Tree Preservation (England) Regulation 2012</u> The Committee noted 1060 Tree Preservation Order 2022 that has been served at Rondor & Gunns Yard, North Street, Okehampton, SX 589953.</p>	
742	<p><u>WDBC Planning, Memorandum of Understanding</u> – On the proposition of Cllr Tolley, seconded Cllr Goffey, it was RESOLVED to approve to adopt the Memorandum of Understanding on the condition that the following was amended.</p> <p>3.1 (f) where a Planning Application is to be determined by the Borough Council's Development Management and Licensing Committee offer an opportunity for an authorised representative of Okehampton Town Council and Okehampton Hamlets Parish Council, as appropriate, to speak in accordance with the scheme for public speaking.</p> <p>4.1 (e)ensure that those speaking on its behalf at the Borough Council's Development Management and Licensing Committee are appropriately authorised to do so and reflect the Councils views.</p>	
743	<u>Planning Applications</u>	

- 743.1 4126/21/TCA** Cllrs Tolley and Ireland declared an interest being Trustees of Okehampton United Charities. On the proposition of Cllr Goffey, seconded Cllr Wood, two abstentions, the Committee **RESOLVED** to support the application. T1: Beech – crown height reduction by 3m to reduce sail effect and enable cable installation. Land at SX583 949, Darkey Lane, Okehampton EX20 1JL
- 743.2 0214/22/FUL** On the proposition of Cllr Matravers, seconded Cllr Wood, the Committee **RESOLVED** to support the application for replacement windows 42 & 44 Simmons Way, Okehampton EX20 1PY.
- 743.3 0215/22/HHO** On the proposition of Cllr Matravers, seconded Cllr Wood, the Committee **RESOLVED** to support the application householder application for replacement windows 14 Simmons Way, Okehampton EX20 1PY
- 743.4 0216/22/HHO** On the proposition of Cllr Matravers, seconded Cllr Wood, the Committee **RESOLVED** to support the application Householder application for replacement windows 30 Simmons Way, Okehampton EX20 1PY
- 743.5 0217/22/FUL** On the proposition of Cllr Matravers, seconded Cllr Wood, the Committee **RESOLVED** to support the application for replacement windows 15 and 17 Simmons Way, Okehampton EX20 1PY

Councillor Marsh left the meeting

- 743.6 0218/22/FUL** On the proposition of Cllr Matravers, seconded Cllr Wood, the Committee **RESOLVED** to support the application for replacement windows 21, 22, 23a and 25 Simmons Way, Okehampton EX20 1PY
- 743.7 0219/22/FUL** On the proposition of Cllr Matravers, seconded Cllr Wood, the Committee **RESOLVED** to support the application for replacement windows 29 and 29a Simmons Way, Okehampton EX20 1PY
- 743.8 0278/22/TPO** On the proposition of Cllr Matravers, seconded Cllr Wood, the Committee **RESOLVED** to support the application T1: Ash – fell due to ash die back. 15 Tors Road, Okehampton EX20 1EF
- 744 Planning Authority Decisions** – The following decisions made by the planning authority were noted.

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.

It was brought to the attention of the Committee that planning application 3352/21/ARC was refused due to the planning application lapsing and the conditions had not been approved.

Appeal Decision to Note – the committee noted the following appeal decision.

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.

Withdrawn Planning Applications – the Council noted 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.

745 **Dartmoor Local Plan** – The Council noted the plan had been officially adopted.

746 **Joint Local Plan** – Cllr Leech informed the Committee that the AGM had been today, but he was unable to attend due to internet problems. Cllr Leech did ask for the following three questions to be answered:

The Devon Development Boundary's had been removed from the Joint Local Plan but WDBC could re-instate them in the Supplementary Planning Document. Why had this not been done?

Who decides if the village or hamlet was sustainable?

Why are special sites not part of the Supplementary Plan including social housing and why were officers not consulting local Councils?

Cllr Leech would report to the Committee the details of the meeting at a later date.

747 **Neighbourhood Plan** – Cllr Goffey reported to the Committee they were waiting for the second draft to be submitted.

748 **Payment of Invoices** – On the proposition of Cllr Tolley, seconded Cllr Matravers, payment of invoices as per the schedule were **APPROVED**.

749 **Member's Reports and Requests for Agenda Items** –

749.1 **Dartmoor Railway Association** – Cllr Ireland reported the Dartmoor Railway Association had provided toilet facilities and refreshments on Wednesday and weekends. The Committee asked for a letter of thanks to be sent to Dartmoor Railway Association.

749.2 **OkeRail Forum** – Cllr Ireland reported the next meeting was 28th February 2022.

749.3 **Ockment Centre** – Cllr Leech reported groups have started to return to the Centre. New garden furniture had been purchased from a grant from WDBC. The roof on Haytor may need replacing soon.

Clerk

749.4 Okehampton & Area Health & Wellbeing Alliance - Cllr Wood reported the meeting on 2nd February 2022 was well attended. A few groups were offering advice and courses in debt management and budgeting. Devon Multi Academy Trust were looking to involve students with community projects and to engage older children with volunteering work. Okehampton and District Transport Group reported they were very busy and looking for more volunteers and a minibus driver. Learn Devon were offering some free GCSE courses. Walking for Health had started a gentle weekly walk, starting at the bandstand at Simmons Park on Wednesdays at 10am.

749.5 Northern Links – Cllr Ireland announced the death of the Chair of Northern Links, Mr Charles Dumpleton. The Committee offered their condolences and asked the Mayor, Cllr Tolley to send a card of condolences to Mrs Dumpleton.

Cllr Tolley

749.6 Rural Market Town Group – Cllr Goffey reported there had not been a meeting of the Group.

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.

750 Enforcement Issues – Planning Enforcement Cases were noted by the Council. The Assistant Clerk informed the Committee of some Planning Enforcement Cases which were now closed.

On the proposition of Cllr Jessop, seconded Cllr Goffey, it was **RESOLVED** to exit Part Two.

The Chairman closed the meeting at 8.30pm.

Councillor Ireland
Chairman