

**Minutes of Okehampton Town Council Planning Committee held on
Monday 7 July 2014 at the rising of the Full Council in the Council Chamber,
Town Hall, Fore Street, Okehampton**

Committee Members Present: Councillor A Leech (Chairman)
Councillor Dr M Ireland
Councillor B Stephens
Councillor P Vachon (Town Mayor)
Councillor Mrs M McDonald (Chairman, P & R)
Councillor Mrs J Goffey (Chairman, Property)

Other Members Present: Councillor D Weekes

In Attendance: Mr P R Snell (Town Clerk)

111. **Apologies for Absence** - Apologies for absence were presented on behalf of Councillors K Ball and T Cummings.
112. **Deferment of Business** - (for comment by the public) - There were no members of the public present.
113. **Members' Questions** - None.
114. **Minutes** - The minutes of the Planning Committee held on Tuesday 3 June 2014 were accepted and signed by the Chairman on the proposition of Councillor Mrs Goffey, seconded by Councillor Vachon and agreed by all.
115. **Matters Arising** -
- 115.1 **Enquiry re land purchase adjacent to skate park** - The Clerk reported that he had now responded to the enquirer and confirmed that the Council had resolved that the land in question is not available for sale or lease.
116. **Planning Applications** -
- 00552/2014**
Full
Revised scheme for extension and alterations to dwelling
Little Ground, Lodge Hill, Okehampton EX20 1JH
Mr R Barnett
The Chairman summarised the reasons for deferring comment on this application from the last meeting, all issues of which had now been addressed. Resolved to support the application on the proposition of Councillor Vachon, seconded by Councillor Mrs Goffey.
- 00660/2014**
Full
Householder application for erection of conservatory
15 Steeperton Close, Okehampton EX20 1QB
Mr A Medland

Councillor Mrs McDonald declared an interest. Resolved to support the application on the proposition of Councillor Stephens, seconded by Councillor Ireland.

00695/2014

Full

Householder application for erection of garage and porch

18 Limehayes Road, Okehampton EX20 1NX

Mr W Peerless

Councillor Leech declared an interest. Resolved to support the application on the proposition of Councillor Mrs McDonald, seconded by Councillor Vachon.

00700/2014

Full

Householder application for single storey extension

57 Station Road, Okehampton EX20 1EA

Mr K Smith

Resolved to support the application on the proposition of Councillor Vachon, seconded by Councillor Mrs Goffey.

00708/2014

Full

Change of use from public house to 3 residential units and a shop unit, including demolition of smoking shelter and creation of light well and erection of bike shed

The Exeter Arms, 5 East Street, Okehampton EX20 1AS

Mr Nigel Travers-Griffin

Resolved to object to the application on the grounds of loss of amenity, visual impact if changed, loss of community service, conservation area impact, and concern of possible inadequate emergency access if change of use approved. Proposed by Councillor Vachon, seconded by Councillor Ireland and carried.

117. Planning Decisions -

00464/2014 Conditional consent for householder application for revised scheme for rear extension at 66 The Heathers, Okehampton EX20 1TB.

00481/2014 Refusal of consent for retrospective application for installation of ATM & ATM surround at Martin the Newsagent Ltd, 8-9 Fore Street, Okehampton EX20 1AN.

00482/2014 Refusal of consent for retrospective advertisement application for ATM surround and fascia at Martin the Newsagent Ltd, 8-9 Fore Street, Okehampton EX20 1AN.

00524/2014 Refusal of advertisement consent for erection of adverts including new fascia signs, hanging signs and ATM surround at 40 Fore Street, Okehampton EX20 1EY.

00531/2014 Conditional consent for replacement of existing windows with upvc windows at Church Hall, Market Street, Okehampton EX20 1HN.

00538/2014 Allowed - works to trees in a conservation area for the removal of holly from the rear garden boundary of 90 Station Road, Okehampton.

00658/2014 Consent for non-material minor amendment for changes to the approved elevations to provide natural slate cills in lieu of concrete sub-cills and the omission of a false balcony at first floor level on plots 1-3 at land adjacent to 65 Crediton Road, Link Road, Okehampton.

118. Our Plan and Neighbourhood Planning - The Chairman suggested that the Neighbourhood Plan aspect had been covered adequately at the preceding Council meeting and he now proposed to bring together item 11 concerning future West Devon Borough Council land bank disposals for Okehampton after 2026 with this item. (Councillor Weekes left the meeting at 9.19 pm.) The Chairman led the discussion on the need for the Our Plan aspect of the Core Strategy, which extended a further 5 years beyond the current 2026 plan. It was again emphasised that the Borough Council's Allocation Assessment paper was purely an initial discussion assessment document, based on land that had been put forward for development by landowners, and was not a reflection of decisions made. It was generally agreed that knowledge of areas of the town that could benefit from smaller developments such as self-build would be helpful. Councillor Mrs Goffey proposed and Councillor Stephens seconded that Members look at suggestions for land available for small housing developments such as self-build. This was agreed.

119. Community Renewable Energy Schemes - The Chairman introduced this subject by noting the considerable work that Mr Webber had done with Okehampton College and that a scheme was now available whereby local councils or groups could apply for a feasibility study, which would be fully funded and which could identify possibilities for generation of renewable energy generation schemes within the community. This also related to the possibility of town and parish councils obtaining the right to sell electricity that they generate from local schemes, which they do not currently have. The Clerk further reported that provision had been made at the Parks Committee on 21 July for Mr Andrew Shadrake, Senior Associate with DARE (Devon Association for Renewable Energy) to give a presentation to Councillors at the start of the meeting.

120. Boundary Commission Proposals for Ward Changes to West Devon Borough Council Representations - The Chairman noted that this item had been fully reported upon in the preceding full Council meeting.

121. Members' Reports -

- (i) Dartmoor Railway Supporters' Association - Councillor Ireland reported that the Association was currently investigating the ownership of properties around the railway buildings. Work was progressing on restoring the vandalised coach, but DRSA and BARS were currently vying for working space within the coach shed.
- (ii) Ockment Centre - Councillor Leech reported that the establishment of the Children's Centre at the Ockment Centre was now unlikely to progress further. However, progress on the establishment of other facilities at the Centre was continuing; the Information Café was in its start-up phase, the Job Centre was working from the Centre twice a week, and there were other adult education opportunities.

PART TWO ITEMS

It was 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 item as it involves the likely disclosure of sensitive and confidential information. Proposed by Councillor Stephens, seconded by Councillor Mrs Goffey.

122. Review of Enforcement Cases - *List of cases reviewed (for information only).*

The Chairman closed the meeting at 9.58 pm.

Councillor A Leech
Chairman