



Okehampton Town Council

10th October 2022

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on Monday 17th October 2022 at 7pm in the Council Chamber, Town Hall, Okehampton.

Committee Membership consists of the following:

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

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 Council 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.

Business to be Transacted

1. **Apologies for Absence** - To receive apologies for absence from those Members unable to attend.
2. **Declarations of Interest** – To receive disclosures of interests from Councillors on matters to be considered at the meeting. The disclosure shall include the nature of the interest. If a Member becomes aware, during the course of the meeting, an interest that has not been disclosed they must do so immediately.
3. **Public Participation** – To receive questions or comments from members of the public. (Please note that decisions cannot be made on items not detailed on the agenda.)

4. **Members' Questions** - To receive questions from Members regarding the workings of the Committee.
5. **Minutes** – To confirm and approve the minutes of the Planning Committee meetings held on 9th May 2022, 16th May 2022, 13th June 2022, 8th August 2022, 25th August, and 5th September 2022.
6. **Pedestrian Crossings for Visually Impaired Persons** – To note that DCC will be starting work on a feasibility study regarding the request for installation of additional crossings for visually impaired persons and will report back once completed, although they advise they do not currently have any budget for this design work and their resources are extremely limited.
7. **Speedwatch** – To receive and consider a report from Cllr Leech.
8. **North Road Complaint** – To note a complaint from a resident regarding noise levels outside the Pretoria Vaults, North Road.
9. **Nationwide Campaign 20 Plenty for Us** – To note comments from residents were invited through Facebook and the Council's May newsletter. Only one response, which was in favour, was received therefore no feedback has been sent to Devon County Council.
10. **Speeding in Station Road** – To consider a response to a resident in Station Road regarding Speeding at the top end of the road, after the water fountain.
11. **Station Road – Yellow Lines** – To consider a response to a resident in Station Road asking for support for double yellow lines from no 42 and up to the station to help the traffic problem
12. **Station Road** – To note the outcome of item 738.1 from the 21st February 2022 meeting.
13. **New Planning Service for Town and Parish Councils** – To note that WDBC and South Hams District Council have launched a new enquiry service for Town and Parish Council use only, which is designed to provide fast-tracked responses to planning enquiries.
14. **Planning Applications** – To consider the following applications:

1908/22/LBC Listed building consent for replacement of an existing lobby with conservatory with associated external and internal alterations, extension of beer garden with addition of canopies, and creation of bin store. White Hart Hotel, Fore Street, Okehampton EX20 1HD
Comments by 3rd November 2022

1907/22/FUL Application for replacement of an existing lobby with conservatory with associated external and internal alterations, extension of beer garden with addition of canopies, and creation of bin store. White Hart Hotel, Fore Street, Okehampton EX20 1HD
Comments by 3rd November 2022

2175/22/FULL Readvertisement (Amended description and amended plans) Change of use of retail unit (Class E) to residential use (Class C3) and conversion of buildings to provide three additional flats. Ink Print, 3 Station Road, Okehampton EX20 1DY – To note the Planning Committee submitted a Support response to the previous application.
Comments by 27th October 2022
15. **Delegated Decisions** – To note the decisions made by the Clerk following consultation with the Planning Committee

1624/22/FUL Removal of existing boundary fence and replace with new V-mesh welded fence measuring 2.4m in height and extending across to existing school building to create a secure enclosed area, addition of double vehicle gates and single pedestrian gate in same style to replace existing and one new single pedestrian gate to boiler room to match. Okehampton Community College, Mill Road, Okehampton.

An object response was submitted on the following grounds:

- The proposed fence is within a conservation area.
- The fence will have a visual impact on Simmons Park which is a listed heritage site potentially.
- The cumulative effect the gradual increase in fencing in and around Simmons Park will have on the conservation and heritage listed areas.

2844/22/HHO Alterations to roof structure and associated works. 2 Crediton Road, Okehampton EX20 1LU
A support response was submitted.

2913/22/TPO G1: Sycamores – group of 3 sycamores, crown height reduction by approximately 3 meters to create better light for solar panels that are to be installed. 9 Kestrel Close, Okehampton EX20 1UT
A support response was submitted, noting that there is not a report from an arborist and that minimal work only should be submitted.

2677/22/HHO Householder application for ground floor rear extension, garden studio, raised decking to rear of property. 6 Upper Crooked Meadow, Okehampton EX20 1WW
A support response was submitted.

2725/22/FUL Extension and alteration of the bowling clubhouse. Construction of detached storage building. Bowling Club, Simmons Park, Okehampton Ex20 1EP
A support response was submitted.

16. **Appeal Start Notification Letter 2016/22/CLP** – To note an appeal had been made to the Secretary of State in respect of application 2016/22/CLP. The appeal follows the Refusal of a Lawful Development Certificate by WDBC and was refused for the following reason.
On the balance of probabilities, the application 1173/2001/OKE Conservation Area Consent for ‘demolition of industrial buildings’ was limited to specific buildings. Therefore, any further demolition works of buildings not indicated on drawing 635/30A would be unlawful.

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

1250/22/TPO T1 Beech: Limb removal of 1 lowest large limb at 3 metres on the northeast side. Limb removal of lowest large limb at 4.5 metres on the north side. Limb removal of limb at 6 meters on the east side. Limb removal of lowest large limb at 6 meters on southeast side. Crown height reduction on northeast side of crown by up to 2 meters to create a 4.5 metre Clearance from the house. Crown thin by approximately 20%. The tree is encroaching the property and excessively shading the garden and adjacent garden the proposed removal of selected limbs along with the crown thin will help aid in the preventing excessive shade. Recently branches have fallen.

41 Crocken Tor Road, Okehampton EX20 1TE

Refused

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

0176/22/FUL New dwelling, Land adjacent to 10 Upper Meadow, Okehampton EX20 1WW
Conditional approval

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

1249/21/FUL Erection of new tank house to feed new sprinkler system. 1 Castle Ham Lodge, Castle Road, Okehampton EX20 1FA

Conditional approval

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

0835/22/TPO T1: Oak Tree – Crown height reduction by 1-3 meters to minimise property damage and removal of a dozen dead branches that need to be timed back to the trunk, these dead branches require removal as there are concerns to limb failure (dead wood exempt) 12 Quarry Fields, Okehampton EX20 1TZ

Refusal of consent with agreed lesser works

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

0136/22/FUL New artificial turf pitch with boundary fencing (Re-submission of 1324/21/FUL) St James Church of England Primary School, Fort Road, Okehampton EX20 1GJ

Refusal

Resolution of the Planning Committee was to submit a support response on the condition that it was developed at the previously agreed level.

1982/22/ARC Application for approval of details reserved by conditions 5 (facing and roofing materials) a13 (electric vehicle charging points) of planning consent 0176/22/FUL

Discharge of conditional Approval

2039/22/CLP Certificate of lawfulness of proposed conservatory extension in the back garden. 36 Fern Meadow, Okehampton EX20 1PB

Conditional Approval

2723/22/TEX T001: Tulip – remove dead tree, Acorns, 10 Oaklands Park, Okehampton EX20 1LN

Grant Exemption

2018/22/TPO T1: Oak – Lateral crown reduction by 3m on south side to prevent branches hitting adjacent property. Maesbury, Darkey Lane, Okehampton EX20 1JL

Refusal of consent with agreed lesser works

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

1362/22/FUL Application for erection of timber equipment storage shed with floodlighting and boundary fence. Pavilion in the Park, Okehampton Argyle FC.

Conditional approval

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

2404/22/NMM Non-material minor amendment to planning consent 3724/21/HHO (Householder application for single storey extension for new kitchen and dining room) for minor alterations to one corner of proposed extension where this connects to the southwest corner of the existing gable end. 4 Abbey Rise, Okehampton EX20 1PJ

Conditional approval

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

2321/22/TPO T5: Beech – removal of deadwood (deadwood exempt), re-shaping of the lower union to allow tree to have better shape and removal of ivy away from trunk. 30 Oke Tor Close, Okehampton EX20 1QD

Grant of Conditional Consent

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

2016/22/CLP Certificate of lawfulness for proposed demolition of industrial buildings that surround the listed chimney, site clearance and making good/secure site.
The Old Mill, Mill Road, Okehampton
Cert of Lawfulness (Proposed) Refusal

2744/22/TCA T001: Sycamore – removal and replant of tree due to heavily weight biased towards property, oil tank and gardens. T002: Sycamore – removal and replant of tree due to poor specimen, T003: Ash - Fell due to ash dieback, T004: Sycamore – removal and replant of tree due to heavily weight biased towards property, T005: Sycamore – removal and replant of tree due to poor specimen. T006: Sycamore – removal and replant of tree due to Tar spot present on leaves, T007: Ash – fell due to ash dieback, T008: Ash – fell due to ash dieback. T009: - Fell due to ash dieback, T010: Sycamore – removal and replant tree due to poor specimen, T011: Ash? Remove due to being dead, T012: Ash? Deadwood removal (deadwood) Sweetlands, Vicarage Road, Okehampton EX20 1LE

No Objections Raised

The resolution of the Planning Committee was to submit a support response.

2670/22/TCA T1 to T4 crown lift to 3m above ground level. T4 crown lift lateral branches on the eastern canopy aspect only by pruning back to the main stem to a height of half a metre above the lamp head. Okehampton Town Council, George Street, Okehampton, EX20 1HR
Tree Works no objections raised

2806/22/PIP Application for Permission in Principle for construction of 2 or 3 dwellings with associated works. Development site to West of Willow Tree Close at SX594 953

Conditional approval

The resolution of the Planning Committee was to submit an object response.

2983/22/COM Notice of intent to Install Electronic Communications Apparatus Comprising One Pole. 40a Mill Road, Okehampton EX20 1PS

Objection Recommend Refusal

3057/22/TEX TN180: Cherry – Fell and remove due to large split at base of tree. St Boniface Catholic Church

Tree Works No Objection Raised

19. **Neighbourhood Plan** – To receive an update from Cllrs Goffey, Matravers and Sanger.
20. **Payment of Invoices** – To resolve 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

PART TWO

The Committee 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 which are CONFIDENTIAL by virtue of relating to legal and/or commercial matters, staffing and/or the financial or business affairs of a person or persons other than the Council'

22. **Enforcement Issues** – To receive a report of Enforcement Issues.