

Minutes of a Okehampton Town Council Planning Committee
Meeting held on 17th October 2022 at 7pm in the Council Chamber, Town Hall, Okehampton

Committee Members Present: Councillor B Matravers (Chairman)
 Councillor B Tolley (Mayor)
 Councillor J Yelland (Chairman, Policy & Resources)
 Councillor A Wood (Chairman, Property)
 Councillor T Abbots

Other Members Present: Councillor T Leech
 Councillor A Fisher

In Attendance: Mrs Caroline Ellis (Assistant Town Clerk)
 Two members of the public

In the absence of a Chairman, due to the resignation of Cllr Jessop, Cllr Matravers Chaired the meeting.

		Action
333	<u>Declaration of Interests</u> Cllr Yelland declared an interest, being a member of WDBC's Development and Management Committee, in the planning applications.	
334	<u>Urgent Items</u> – None	
335	<u>Apologies for Absence</u> – Apologises from Cllrs Goffey, Marsh and Ireland, who was at a GWR Conference, were approved. Apologies from Cllr Holt who was not on the committee were noted.	
336	<u>Public Participation</u> - A member of the public read a report to the Committee regarding traffic management issues in Station Road. They felt the traffic travelled too fast and there were not enough passing places. They suggested double yellow lines were painted by numbers 56 to 58 and to extend a white line to stop cars parking in a gap that is too small for a car. On recycling day, the traffic was gridlocked. Two members of the public left the meeting.	
337	<u>Members Questions</u> – None	
338	<u>Minutes</u> – of Planning Committee meetings held on 9 th May, 16 th May, 13 th June, 8 th August, 25 th August and 5 th September 2022 were APPROVED on the proposition of Cllr Yelland, seconded by Cllr Matravers and signed by the Chairman.	
339	<u>Pedestrian Crossings for Visually Impaired Persons</u> – The Planning Committee noted that DCC would be starting work on a feasibility study regarding the request for installation of additional crossings for visually impaired persons and would report back once completed, although they advised they did not currently have any budget for this design work and their resources were extremely limited.	
340	<u>Speedwatch</u> – Cllr Leech proposed the Council invited a representative from Speedwatch to do a presentation and invite other local parishes to attend. It was acknowledged it may be difficult to recruit volunteers but by involving other local parishes and possibly schools this may help.	Clerk
341	<u>North Road Complaint</u> – The Planning Committee noted a complaint from a resident in North Road. The Town Clerk had informed the resident of how they could complain to WDBC Licensing Department regarding a noise complaint. It was brought to the	

attention of the Committee that the residents needed to complain before any licensing could be reviewed. Environmental Health were monitoring the situation.

- 342 Nationwide Campaign 20 Plenty for Us-** The Planning Committee noted comments from residents had been invited through Facebook and the Council's May newsletter. Only one response, which was in favour, had been received therefore no feedback had been sent to Devon County Council.
- 343 Speeding in Station Road** – It was confirmed the speed limit for Station Road was 30mph. It was felt that if the carriageway was clear the cars would move faster. Cllr Samuel had emailed the Town Clerk as she would like to have a site meeting with Councillors to discuss the issues. A request had been logged for the road to be 20mph and she would inform the Council the outcome of the review.
- 344 Station Road – Yellow Lines** – On the proposition of Cllr Abbots, seconded Cllr Wood it was **RESOLVED** to write to the member of the public to inform them of the outcome of the review when the trial ended. Clerk
- 345 Station Road** - The Committee noted the outcome of item 738.1 from the 21st February 2022 agenda, as follows.
On the proposition of Cllr Jessop, seconded Cllr Abbot it was **RESOLVED** to request a letter was sent from the Clerk to Cllr Samuel 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.

The Clerk had had received the following response from the meeting held on 13th July. '105 applications were received, and the team considered each request, taking into account average speeds at key locations in the community, speed related collision history in the area and the level of support for a 20mph scheme in the community. They four highest ranked were put forward for new schemes, Okehampton was unsuccessful'.
- 346 New Planning for Town and Parish Councils** – The Committee noted that WDBC and South Hams District Council had launched a new enquiry service for Town and Parish council use only, which was designed to provide fast-tracked responses to planning enquiries.
- 347 Planning Applications**
- 1908/22/LBC** on the proposition of Cllr Wood, seconded Cllr Tolley, one abstention, it was **RESOLVED** to support the 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
- 1907/22/FUL** On the proposition of Cllr Tolley, seconded Cllr Abbots, one abstention, it was **RESOLVED** to support the 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
- 2175/22/FULL** On the proposition of Cllr Tolley, seconded Cllr Wood, one abstention, it was **RESOLVED** to support the 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.

348 **Delegated Decisions** – The Committee noted the decisions made by the Clerk following consultations with the Planning Committee

1624/22/FUL – Removal of existing boundary fence and replacement with new V-mesh welded fence measuring 2.4m in height and extending across to existing school building to create a secure enclosed area, and additional area additional 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 in 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 Creden 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.

349 **Appeal Start Notification Letter 2016/22/CLP** – It was noted that an appeal had been made to the Secretary of State in respect of application 2016/22/CLP. The appeal followed the Refusal of a Lawful Development Certificate by WDBC which 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.

350 **Planning Authority Decisions** – The Committee noted the following decisions by the planning authority.

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

- 351** **Neighbourhood Plan** – Cllr Matravers reported the plan was at the Regulation 14 stage and the consultation starts was due to start 22nd October 2022
- 352** **Payment of Invoices** – On the proposition of Cllr Tolley, seconded Cllr Abbots, payment of invoices as per the schedule were **APPROVED**.

353 Member's Reports and Requests for Agenda Items –

- 353.1 Dartmoor Railway Association –** No report as Cllr Ireland was at a GWR Conference.
- 353.2 OkeRail Forum –** No report.
- 353.3 Ockment Centre –** Cllr Leech reported the Centre were considering opening as a 'Warm Space' during the winter months but would have to secure grant funding to pay for the heating as they were concerned with the rise of utility bills.
- 353.4 Okehampton & Area Health & Wellbeing Alliance –** No report as Cllr Wood was unable to attend the last meeting.
- 353.5 Northern Links –** Cllr Abbots did not attend the last meeting. Cllr Leech was disappointed that no towns or parishes were represented at the meeting, they would like to encourage more to attend.

Part Two Confidential Items – On the proposition of Cllr Abbots, seconded Cllr Tolley, 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 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.

- 354 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 Abbots, seconded Cllr Wood it was **RESOLVED** to exit Part Two.

The Chairman closed the meeting at 19.52pm.

**Councillor Matravers
Chairman**