



Town Hall
Fore Street
Okehampton
Devon
EX20 1AA
01837 53179
townclerk@okehampton.gov.uk

Okehampton Town Council

13th February 2023

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on Monday 20th February 2023 at 7pm in the Council Chamber, Town Hall, Fore Street, Okehampton.

Committee Membership consists of the following:

Cllr B Matravers (Chairman)
Cllr C Botton
Cllr J Goffey
Cllr M Ireland

Cllr B Tolley (Mayor)
Cllr J Yelland (Chairman, Policy & Resources)
Cllr A Wood (Chairman, Property)
Cllr C Marsh (Chairman, Parks)

Yours faithfully

E James

Emma James
Town Clerk

AGENDA

A fire alarm drill is not planned. In the event that the alarm sounds, please make your way out of the building using either staircase and make your way to the meeting point in Red Lion Yard where you are asked to await further instructions.

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, of an interest that has not been disclosed they must do so immediately.
3. **Public Participation** – To receive questions or comments from members of 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
6. **National Planning Policy Framework (NPPF)** - To consider to the previously circulated revised National Planning Policy Framework.
7. **Devon Housing Taskforce** – To consider the previously circulated report from Devon Housing Taskforce.
8. **Housing Supplementary Planning Consultation** – To consider the previously circulated draft Housing Supplementary Planning Document.

8. **Planning Applications –**

2745/22/TPO T1: Ash (*Fraxinus excelsior*) – Fell due to being infected with ash dieback (*Hymenoscyphus fraxineus*), replant with one standard Oak in same position: T2: Ash (*Fraxinus excelsior*) – Fell due to being infected with ash dieback (*Hymenoscyphus fraxineus*), replant with one standard oak in same position. T3: Ash (*Fraxinus excelsior*) – Fell due to being infected with ash dieback (*Hymenoscyphus fraxineus*), replant with one standard Oak in same position. T4: Ash (*Fraxinus excelsior*) – Fell due to being infected with ash dieback (*Hymenoscyphus fraxineus*), replant with one standard Oak in same position.
2 Glendale Road, Okehampton EX20 1JB
Comments by 23rd February 2023

0165/23/FUL Replacement of existing windows.
1 Westbridge Close, Okehampton EX20 1ES
Comments by 2nd March 2023

4440/22/OPA Outline planning permission with some matters reserved (access) for a mix of around 60 1 to 4 bedroom residential dwellings and associated infrastructure.
Land adjacent to Baldwin Drive, Radford Way, Okehampton
Comments by 9th March 2023

4129/22/FUL Conversion of existing mixed use development to include/provide 5 dwellings (resubmission of 2451/22/FUL)
21 East Street, Okehampton
Comments by 16th March 2023

0333/23/ADV Advertisement consent for externally illuminated conservation fascia sign & non illuminated heritage projection sign
Specsavers, 17 Fore Street, Okehampton
Comments by 16th March 2023

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

3913/22/NMM Non material minor amendment to planning consent 2368/21/HHO (Householder application for erection of detailed and replacement of existing integral garage door with window) for minor alteration to proposed fenestration. 3 Abbey Rise, Okehampton EX20 1PJ

Refusal

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

2844/22/FUL Alterations to roof structure and associated works, 2 Crediton Road, Okehampton EX20 1LU

Conditional Approval

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

3067/22/COM Notice of intent to install electronic communications apparatus comprising one 10m light pole near The Old Coach House, Station Road, Okehampton EX20 1EH

Permitted Development

3706/22/TPO T1: Oak – dead wood off all branches over 50mm in diameter. Crown lift branches over hanging garden by 3m, cuts to no more than 60mm. Encroaching on garden. 41 Herons Brook, Okehampton EX20 1UW

Tree works allowed.

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

2725/22/FUL Extension and alterations of the bowling club. Construction of detached storage building. Bowling Club, Simmons Park, Okehampton EX20 1EP

Conditional approval

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

3497/22/DCA Demolition in a Conservation Area application for part removal of stone wall to allow vehicular access. Car Park, George Street, Okehampton EX20 1HR

Conditional approval

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

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

Application within consultation/publicity period

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

1908/22/LBC 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

Conditional approval

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

2113/22/FUL Refurbishment of café/restaurant to form three retail units and one café; change of use at first floor level from wellness centre to four apartments. 4 Market Street, Okehampton EX20 1HN

Conditional approval

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

0130/23/ARC Application for approval of details reserved by condition 3 of planning consent 1050/20/FUL Gospel Hall, Crediton Road, Okehampton EX20 1LU

Approve of Details Reserved by Conditions

3505/22ADV Advertisement consent for new information board showing a map of associated facilities located on grass verge adjacent to car park

Car Park Simmons Car Park, EX20 1EP

Advertisement Consent

4416/22/TCA G1: 4 Sycamores and 2 ash trees – pollard all the trees to 3m, due to the trees growing close to the property and overshadowing the gardens. The Old Mill House, 35-37 North Street, Okehampton EX20 1AR

No objections raised

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

10. **Neighbourhood Plan** – To receive an update from members of the group
11. **Payment of Invoices** – To resolve to approve payment of invoices as per the schedule
12. **Members' Reports and Requests for Agenda Items** - To receive reports from Members attending other organisations on behalf of the Council
 - 12.1 Dartmoor Railway Association – Cllr Ireland
 - 12.2 OkeRail Forum – Cllrs Ireland and Marsh
 - 12.3 Ockment Centre – Cllr Leech
 - 12.4 Okehampton & Area Health & Wellbeing Alliance – Cllrs Wood and Goffey
 - 12.5 Northern Links – Cllr Ireland

PART TWO – CONFIDENTIAL ITEMS

13. **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.'
14. **Enforcement Issues** – To receive an Enforcement Issues report.