

**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 20th February 2023 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 J Goffey
Councillor M Ireland
Councillor C Botton

In Attendance: 7 members of the public
Mrs C Ellis (Assistant Town Clerk)

	Action
<p>662 <u>Apologies for Absence</u> – Apologies tendered by Cllrs Marsh, Leech and Wood, who were unwell was approved on the proposition of Cllr Tolley, seconded Cllr Ireland.</p> <p>Apologies from Cllrs Holt and Fisher who were not on the Committee were noted.</p>	
<p>663 <u>Declaration of Interests</u> - Cllr Yelland declared a personal interest in the planning applications, being a member of WDBC’s Development and Management Committee.</p>	
<p>664 <u>Public Participation</u> – Residents from Baldwin Drive, Okehampton reported their concerns regarding the planning application 4440/22/OPA. They brought to the attention of the Committee that residents in Baldwin Drive were mainly elderly and had been subjected to anti-social behaviour in the past and were concerned this would increase with more housing in the area. Cllr Goffey would bring this to the attention of Okehampton Matters and the new Police Inspector. They felt the increased traffic on the narrow road was a concern as there was only one entrance/exit. This would be a hazard to pedestrians and drivers, and the road would become damaged. There was a lack of infrastructure in the immediate area and this would then impact the whole town. They felt another development would destroy the character of the town. The housing development would overlook and shadow the bungalows in Baldwin Drive. This planning application was causing distress to the residents of Baldwin Drive.</p>	
<p>665 <u>Members Questions</u> – None</p>	
<p>666 <u>Minutes</u> - Deferred to the next meeting.</p>	
<p>667 <u>National Planning Policy Framework (NPPF)</u> - On the proposition Cllr Goffey, seconded Cllr Ireland, the Committee RESOLVED to request Cllrs emailed the Clerk with their comments for the Clerk to submit.</p>	Cllrs/Clerk
<p>668 <u>Devon Housing Taskforce</u> – On the proposition of Cllr Ireland, seconded Cllr Goffey the Committee RESOLVED to request the Clerk to email Devon Housing Taskforce informing of Okehampton Town Councils support for future lobbying.</p>	Clerk
<p>669 <u>Housing Supplementary Planning Consultation</u> – On the proposition of Cllr Botton, seconded Cllr Ireland, the Committee RESOLVED to nominate Cllr Goffey to represent the Committee and report findings from the consultation.</p>	Cllr Goffey
<p>670 <u>Planning Applications</u></p> <p><u>2745/22/TPO</u> On the proposition of Cllr Tolley, seconded Cllr Botton it was RESOLVED to support the application for T1: Ash (<i>Fraxinus excelsior</i>) – Fell due to being infected with ash dieback (<i>Hymenoscyphus fraxineus</i>), replant with one standard Oak in same</p>	

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

0165/23/FUL On the proposition of Cllr Goffey, seconded Cllr Ireland, one abstention, it was **RESOLVED** to support the application for replacement of existing windows. 1 Westbridge Close, Okehampton EX20 1ES

4440/22/OPA On the proposition of Cllr Goffey seconded Cllr Ireland, one abstention, it was **RESOLVED** to object to the 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.

The objections were as follows:

- Only access via Baldwins Drive, access should be into Kellands Lane.
- Increase of traffic into Baldwins Drive, pedestrian safety
- Access during development
- Environmental impact
- Loss of privacy
- Ecology and landscape
- Cumulative impact of traffic, pollution and air quality
- Loss of daylight and sunlight to bungalows in Baldwin Drive
- Density of development
- Fear of Crime

4129/22/FUL On the proposition of Cllr Matravers, seconded Cllr Tolley, one abstention, the Committee **RESOLVED** to support the application of conversion of existing mixed use development to include/provide 5 dwellings (resubmission of 2451/22/FUL) 21 East Street, Okehampton. The Committee raised concerns regarding the access to the site, as it was by a busy junction.

0333/23/ADV On the proposition of Cllr Matravers, seconded Cllr Goffey, two abstentions, it was **RESOLVED** to support the advertisement consent for externally illuminated conservation fascia sign & non illuminated heritage projection sign. Specsavers, 17 Fore Street, Okehampton

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

3913/22/NMM Non material minor amendment to planning consent 2368/21/HHO (Householder application for erection of detailed and replacement of existing integral g 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 a 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.

672

Neighbourhood Plan – Cllr Goffey reported the plan had been submitted to WDBC.

- 673 **Payment of Invoices** – On the proposition of Cllr Yelland, seconded Cllr Botton, payment of invoices as per the schedule were **APPROVED**.
- 674 **Member's Reports and Requests for Agenda Items** –
- 674.1 **Dartmoor Railway Association** – Cllr Ireland reported there were still problems with parking issues at the station. It was being monitored and volunteers were assisting the public. Cllr Goffey felt that passenger numbers may have been reduced because of the parking issues. Cllr Ireland reported it was difficult to purchase Group Saver ticket on the platform. Cllr Ireland had offered his assistance to the public on several occasions. These matters were to be discussed at the next GWR meeting.
- 674.2 **OkeRail Forum** –There was an Oke Rail Executive Committee meeting due on 3rd April 10.30am and ongoing matters would be discussed.
- 674.3 **Ockment Centre** – No report.
- 674.4 **Okehampton & Area Health & Wellbeing Alliance** –. No report.
- 674.5 **Northern Links** – No report. Cllr Yelland reported Northern Links was due to be restructured.
- 675 **On the proposition of Cllr Tolley, seconded Cllr Goffey 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.**
- 676 **Enforcement Issues** – Planning enforcement cases were noted by the Committee who noticed some had been closed. A case was discussed and on the proposition of Cllr Yelland, seconded Cllr Ireland an update from WDBC would be requested.

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

The Chairman closed the meeting at 8.25pm.

Councillor Matravers
Chairman