



Town Hall
Fore Street
Okehampton
Devon
EX20 1AA
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Okehampton Town Council

30th May 2023

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on 5th June 2023 at 7pm in the Council Chamber, Fore Street, Okehampton.

Committee Membership consists of the following:

Cllr T Leech (Chairman)
Cllr M Ireland (Vice-Chairman)
Cllr L Bird
Cllr R Colman

Cllr A Fisher (Mayor)
Cllr C Holt (Chairman, Parks)
Cllr A Wood (Chairman, Property)
Cllr J Yelland (Chairman, Policy & Resources)

Yours faithfully

E James

Emma James
Town Clerk

AGENDA

This meeting will be livestreamed through the Council's Facebook page. Persons attending will be captured on film except when seated in the public seating area, with the exclusion of the first row. Any speech may be picked up and broadcast.

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 to the meeting point in Red Lion Yard and await further instructions.

**Urgent items - items for information only can be brought to the attention of the Committee 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 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 21st November 2022, 23rd January 2023, 20th February 2023, 13th March 2023, 27th March 2023, 17th April 2023 and 2nd May 2023 including an amendment.
6. **Terms of Reference** - To review the Committee Terms of Reference and recommend to Full Council for adoption.
7. **Policies** - To consider the following draft policies and make recommendations to the Policy & Resources Committee:
 - Developer Engagement Policy
 - Tree Policy Statement
8. **Westbridge Close** – To consider a response to an enquiry regarding parking problems in Westbridge Close and the possibility of changing single yellow line to a double line.
9. **DCC (West Devon HATOC) (Traffic Regulation) Amendment Order** – To consider a response to the consultation.
10. **Planning Applications** – Applications for consideration are as follows:

1474/23/TPO T001: Oak – remove, poor specimen, poor growth direction, potential risk to nearby properties. 10 Kestrel Close, Okehampton Ex20 1UT
Comments by 6th June 2023

0664/23/VAR (Revised plans and description) application for variation of conditions 2 (approved drawings) and 4 (fence details) of planning consent 2342/19/FUL to allow for improved privacy for neighbours. St James Church of England Primary School, Fort Road, Okehampton EX20 1GJ
Comments by 15th June 2023
11. **Planning Authority Decisions** – To note the decisions made by the planning authority with reference to the following applications:

4320/22/TCA G1: Ash – in reasonable condition with signs of ash dieback, using narrow access tracked MEWP dismantle stems to 1.2m above ground level, chip the branches back into the woodland and remove timer from site and G2: Ash (group 3 ash) – Top corner of the path, in poor condition with signs of ash dieback, previously topped, using narrow access tracked MEWP section fell avoiding streetlight, leave stump at 1.2metres above ground level to retain screen/barrier, chip branches back into woodland.
Castle Ham Lodge, Castle Road, Okehampton EX20 1FA
No objections raised

4122/22/HHO Householder application for proposed revised access to property.
11 Oaklands Residential Park, Glendale Road, Okehampton
Conditional approval
Resolution of the Planning Committee was to submit a support response.

4024/22/LBC Listed building consent for replacement slate roof. 28 Station Road, Okehampton EX20 1EA
Conditional approval
Resolution of the Planning Committee was to submit a support response.

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

Grant of conditional Consent

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

3523/22/ARC Application for approval of details reserved by conditions 8 (boundary treatment and landscaping), 12 (DEV32 Policy) and 14 (bat and bird boxes) of planning consent
0176/22/FUL

Discharge of condition Refused

0621/23/TCA T1: Horse Chestnut & T2 Beech. T3: Lime. 2-3m lateral crown reduction. T4 & T5: Horse Chestnut – remove deadwood/crossing branches T7: Lime. 2-3m lateral crown reduction. T10: Beech – think deadwood T12: Horse Chestnut. Height reduction by 2-3m, lateral reduction by 2-3m. T13 Beech. Height reduction by 2-3m, lateral reduction by 2-3m. T14: Horse Chestnut. Height reduction by 3-4m. T15: Beech. Height reduction by 3-4m, lateral reduction by 2-3m. T16: Horse Chestnut. Lateral reduction by 2-3m. T18: Lime. 2m Lateral reduction. T18: Lime. 2m Lateral reduction. Please refer to full description document. Land at SX592 948, Okehampton Community College, Mill Road, Okehampton, Mill Road, Okehampton EX20 1PW

Tree works allowed. No objections raised

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

0543/23/TPO T006: Common Ash – fell due to dieback, T008: Willow – fell due to risk of failure, T010: Pedunculate Oak – reduce broken limb 7m from ground level over hanging path to suitable point, T001: Sycamore – multi stem reduction to 5m from ground level due to tree health decline, T013: Turkey Oak – lateral crown reduction overhanging road and car park of approx. 3-4m. Okehampton Primary School, Glendale Road, Okehampton

Tree works allowed

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

0509/23/TCA T1: Oak – lateral crown reduction to allow 3m clearance from neighbours house. No 60. 58 Station Road, Okehampton.

No objections raised

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

0333/23/ADV Advertisement consent for externally illuminated conservation fascia sign and non illuminated heritage projection sign. Specsavers, 17 Fore Street, Okehampton

Advertisement consent

0404/23/LBC Listed building consent for works to roofs and plant including repairing and reinstating hall ventilation distribution system, installing new maintenance access to hall roof space, replacing failing flat roof coverings and re-laying new natural slate pitched roof coverings. Okehampton Town Council, Charter Hall, Market Street, Okehampton EX20 1HN

Conditional approval

0218/23/FUL Construction of wall in river channel to support cantilevered section of rear corner. Okehampton Baptist Church, Fore Street Okehampton EX20 1AN

Conditional approval

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

0815/23/POD Application to determine if prior approval is required for a proposed change of use from commercial, business and service (Class E) to dwelling house (Class C3)
Bridge House, 25 Fore Street, Okehampton
Prior approval details required

12. **Planning Appeals** – To note the following appeal which has been lodged:
1861/21/CAC Readvertisement (revised plans received) conservation area consent for demolition of redundant stone warehouse buildings. The Old Mill, Mill Road, Okehampton
13. **Application to Determine if Prior Approval is required** – To note:
1499/23/POD Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Class E) to dwelling house (Class C3)
103 Northfield Road, Okehampton, EX20 1BA
14. **Application of Lawfulness Proposed** – To note:
1513/23/CLP Certificate of lawfulness for proposed loft conversion and creation off full width dormer. 10 Lower Crooked Meadow, Okehampton EX20 1WN
15. **Withdrawn Planning Applications** - To note the following withdrawn applications.

4129/22/FUL Resubmission of 2451/22/FUL Proposed conversion of redundant commercial building into 5no residential dwellings. 21a East Street, Okehampton EX20 1AT

0417/23/POD Application to determine if prior approval is required for proposed change of use of from offices (Class E(g)(i) to 1 no dwellinghouse (Class 30 103 Northfield Road, Okehampton EX20 1BA
16. **Neighbourhood Plan** – To receive an update from Cllrs Colman, Weekes and Wood.
17. **Payment of Invoices** – To resolve to approve payment of invoices as per the schedule
18. **Members' Reports and Requests for Agenda Items** - To receive reports from Members attending other organisations on behalf of the Council
 - 18.1 Dartmoor Railway Association – Cllr Ireland
 - 18.2 OkeRail Forum – Cllrs Ireland and Yelland
 - 18.3 Ockment Centre – Cllr Leech
 - 18.4 Okehampton & Area Health & Wellbeing Alliance (CVS) – Cllrs Colman and Wood
 - 18.5 Beacon Path, Sticklepath to Okehampton – Cllr L Bird

PART TWO – CONFIDENTIAL ITEMS

19. **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.'
20. **Enforcement Issues** – To receive a report of Enforcement Issues.