


**Okehampton Town Council
Planning Committee Meeting 5th June 2023
Meeting Report**

Date:	30 th May 2023
Name:	Caroline Ellis

 Okehampton Town Council	<h1>Okehampton Town Council</h1> <h2>Planning Committee</h2> <h3>Terms of Reference DRAFT</h3>
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Responsibilities

To carry out the Council's responsibilities for the following areas:

1. All matters relating to planning and to licensing of premises to serve and/or sell alcohol or food.
2. That a member of the Committee attends on its behalf any meeting called by WDBC's Development and Licencing Committee in relation to planning or licencing applications that have been called-in for consideration, and on which the Committee has submitted a response. In the event that attendance cannot be resolved at a meeting due to timescales, priority will be given as follows by the Clerk/Assistant Clerk:
 - i. Chairman
 - ii. Vice-Chairman
 - iii. Committee Member
3. Matters relating to highways issues

Payment of Expenses

To have authority to authorise cheque and BACS payments for all invoices and expenses

 Okehampton Town Council	<h1>Okehampton Town Council</h1> DRAFT Developer Engagement Policy (Planning)
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1. Policy Statement

This policy is designed to clarify how Okehampton Town Council will engage with developers and/or their agents, both prior to, and following, the submission of a planning application within the town. This policy will inform Councillors and Officers when arranging discussions with developers.

2. Policy Scope

This policy applies to all Councillors and Employees. This policy also applies to all stages of the development cycle including speculative queries and during the consultation phase. Okehampton Town Council will not be offering advice on Planning Policy or formal view at such presentations.

3. Pre-Planning Application Developer Meeting Guidelines

The Town Council recognises that pre-application discussions play an important role in major planning applications and welcomes the desire of developers to consult both with Okehampton Town Council and the wider community. Okehampton Town Council is also aware of the importance of public perception in planning and the need to avoid any appearance that Okehampton Town Council is conducting secretive negotiations or is colluding with developers. It is important therefore that such pre-application discussions are undertaken appropriately and transparently.

Okehampton Town Council, where possible, accommodate requests from developers to present their pre-application proposals at a **Council Planning Committee** or other arranged meeting prior to public consultation on the following three conditions:

Individual Councillors may be approached by developers for informal discussion. ~~and this is~~ **This must** be approached with caution and, in all instances, notified to the Clerk. Councillors must make it clear they are not representing Okehampton Town Council at any time except in the appropriate meeting, unless expressly authorised to do so.

- 3.1 Pre-application planning discussions, communications and any comment given by the Town Council/**Planning Committee** will not bind the Town Council/**Planning Committee** to making a particular decision and any views expressed will be without prejudice and based on the information available at the time.
- 3.2 Where possible, meetings will be normally before a meeting of the Planning Committee, and as a preference be open to the public. A record of meetings with developers on site and/or outside of a meeting of Okehampton Town Council will be made and reported to the next Council meeting. Should developers not wish to attend a meeting open to the public, a closed meeting may be arranged.
- 3.3 Developers will be sent a copy and asked to acknowledge receipt and their understanding of this policy.

4. Post submission of a Planning Application

Following the submission of an application, any discussions with developers should be held as open sessions during a Planning Committee Meeting.

5. Construction Phase

There are many issues that arise during the construction phase, from amendments to plans, disputes with neighbours and highways issues. A Councillor may, on the instruction of Council or the Planning Committee, act as a representative to feedback on such issues.

6. Advertising of meetings with developers

Okehampton Town Council will use the publication of Agendas to notify local residents of meetings in the normal way. Where a meeting is closed, the appropriate Agenda will still state the meeting time and date and developer/agent name.



Okehampton Town Council

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Tree Policy Statement (Planning Committee)

In consultation with WDBC's Tree Officer and the Council's Climate Change Working Group, the following statement in relation to planning applications for trees has been approved:

Each case will be considered separately on individual circumstances. However, the Planning Committee is likely to object to the felling of purposefully protected trees or those afforded A or B classification within a tree report in accordance with BS5837 Trees in Relation to Design, Demolition & Construction.

Exception would be considered if the tree/s are proven to be dangerous, affecting a significant engineered structure or that the proposed works are considered to be in the interests of good arboricultural management.'

Definitions –

Purposefully protected – self set trees that have been caught up in a blanket area TPO that it would be inappropriate to keep; ie there is not enough room for them to grow without affecting the structure of a property

A or B classification – an overview of the condition of the tree in a planning context. British Standard (BS) reports can only be prepared by competent professionals

A + B tree conditions are good

C + U classified trees would generally be allowed to be felled

DCC (West Devon HATOC) (Traffic Regulation) Amendment Order

Devon County Council (West Devon HATOC) (Traffic Regulation) Amendment Order

Devon County Council propose to make this under the Road Traffic Regulation Act 1984 to introduce in BERE ALSTON: **Limited Waiting Mon-Sat 12pm-4pm 30 Minutes No Return Within 30 Minutes** on a specified length of Fore Street;

BRIDESTOWE: **School Entrance Clearway - No Stopping At Any Time** on a specified length of Road from the Square to Pigs Leg Cross; **Buses Only Mon-Fri 8.45am-9.15am and 3pm-3.30pm** on a specified length of Fore Street;

MARY TAVY: **Limited Waiting Mon-Sat 8am-6pm and Sun 9am-12pm 1 Hour No Return Within 2 Hours** on specified lengths of Road from Walford House to Mary Tavy Inn;

OKEHAMPTON: **No Waiting At Any Time** on specified lengths of Fore Street, Merrivale Road and Station Road;

SOUTH ZEAL: **No Waiting At Any Time** on a specified length of Road from Shilhaves to Zeal Head Cross;

TAVISTOCK: **No Waiting At Any Time** on a specified length of St Johns;

Where appropriate there will be the usual exemptions including those in relation to picking up/setting down passengers, loading/unloading goods and disabled persons vehicles.

Draft order, order being amended, plans and statement of reasons may be seen at devon.cc/alwrp from 25th May. Free bookable computer use is available during the opening hours of Devon Libraries. Documents are also available to view during normal office hours at the address below.

Objections and other comments specifying the proposal and the grounds on which they are made must be in writing to the address below or via devon.cc/alwrp to arrive by **16th June 2023**. Receipt of submissions may not be acknowledged but those received will be considered. If you make a submission, please be aware that your comments will be anonymised prior to being sent to Highways & Traffic Orders Committee (HATOC) members for consideration or being published on the Council’s website. Your data may be shared within the Council and with our partner agencies. Your personal details will be kept confidential in line with the Privacy Notice at devon.cc/troprivacy and will only be shared in accordance with the terms of this Privacy Notice or to comply with the Council’s legal obligations

25th May 2023

reference imr/DEV001/388 | website reference 6034

Director of Legal & Democratic Services, County Hall, Topsham Road, Exeter EX2 4QD

Statement of Reasons

The restrictions are being proposed to resolve minor local issues that have been reported to the council and considered as part of the West Devon Highways and Traffic Orders Committee annual local waiting restrictions programme. Specific details of what is proposed at each location can be found within the deposit documents.

The restrictions are proposed to avoiding danger to persons or other traffic using the road or for preventing the likelihood of any such danger arising, for facilitating the passage on the road or any other road of any class of traffic (including pedestrians) and to preserve/improving the amenities of the area through which the roads run.	Parish/Town	Statement of Reasons	Plan Reference
Location Station Road	Okehampton	To prevent obstructive parking	ENV6034- 10
Merrivale Road	Okehampton	To prevent obstructive parking	ENV6034- 23
St Johns	Tavistock	To prevent obstructive parking	ENV6034- 63
Road from Shilhayes to Zeal Head Cross	South Zeal	To prevent obstructive parking	ENV6034- 83
Fore Street & Road from The Square To Pigs Leg Cross	Bridestowe	To prevent obstructive parking	ENV6034- 117
A386	Mary Tavy	To prevent long term parking	ENV6034- 120

Fore Street	Okehampton	To prevent obstructive parking	ENV6034- 122
Fore Street	Bere Alston	To improve on street parking capacity	ENV6034- 230

Devon County Council (West Devon HATOC) (Traffic Regulation) Amendment Order

Devon County Council make the following order under sections 1, 2, 4, 32, 35, part IV of schedule 9 of the Road Traffic Regulation Act 1984 and of all other enabling powers

1 This order comes into force and may be cited as “Devon County Council (West Devon HATOC) (Traffic Regulation) Amendment Order ”

2 The schedules in part 1 are added to Devon County Council (Traffic Regulation & On-Street Parking Places) Consolidation Order 2020 as amended and the lengths of road in part 2 are revoked from the corresponding schedules of that order

TOWNS INCLUDED

1. Bere Alston
2. Bridestowe
3. Mary Tavy
4. Okehampton
5. South Zeal
6. Tavistock

OKEHAMPTON

Schedule No 1.001 - No Waiting At Any Time

Fore Street (Spur To Bridge House), Okehampton

both sides from its junction with Fore Street for its entire length to its closed end

Merrivale Road, Exeter Road Industrial Estate, Okehampton

both sides from its junction with Hameldown Road for the extent of the public highway

Station Road, Okehampton

the east side from its junction with Mill Road for a distance of 65 metres in a southerly direction

Schedule No 2.031 - No Waiting Mon-Sat 9am-5pm

Station Road, Okehampton

the east side from a point 65 metres south of its junction with Mill Road for a distance of 33 metres in a southerly direction

Items to be revoked from DEVON COUNTY COUNCIL (TRAFFIC REGULATION & ON-STREET PARKING PLACES) CONSOLIDATION ORDER 2020

Schedule No. 1.001 - No Waiting At Any Time

Merrivale Road, Exeter Road Industrial Estate, Okehampton

(i) the east side from its junction with Hameldown Road for a distance of 45 metres in a northerly direction

(ii) the west side from its junction with Hameldown Road for a distance of 75 metres in a northerly direction

Station Road, Okehampton

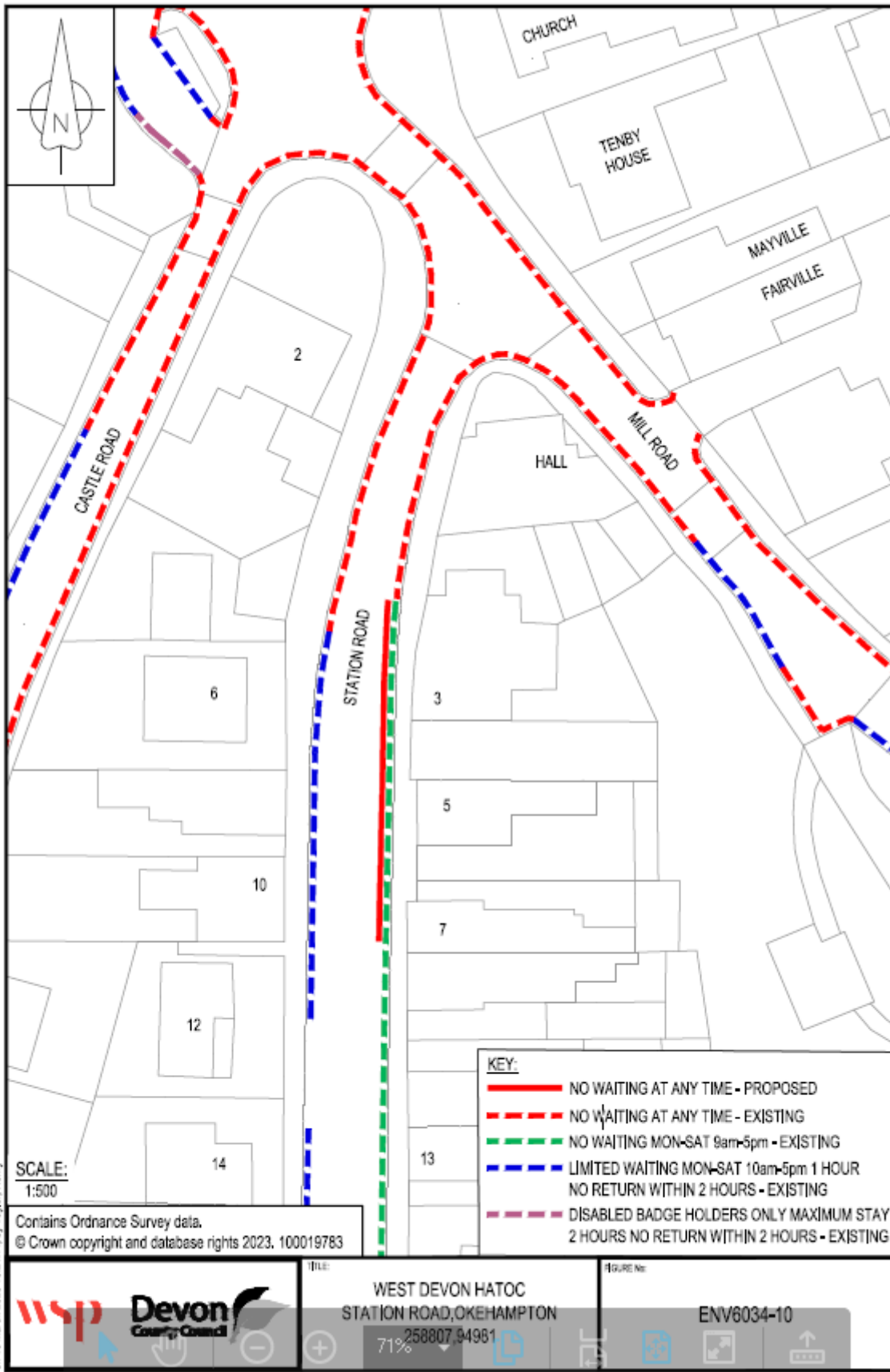
the east side from its junction with Mill Road for a distance of 30 metres in a southerly direction

Schedule No. 2.031 - No Waiting Mon-Sat 9am-5pm

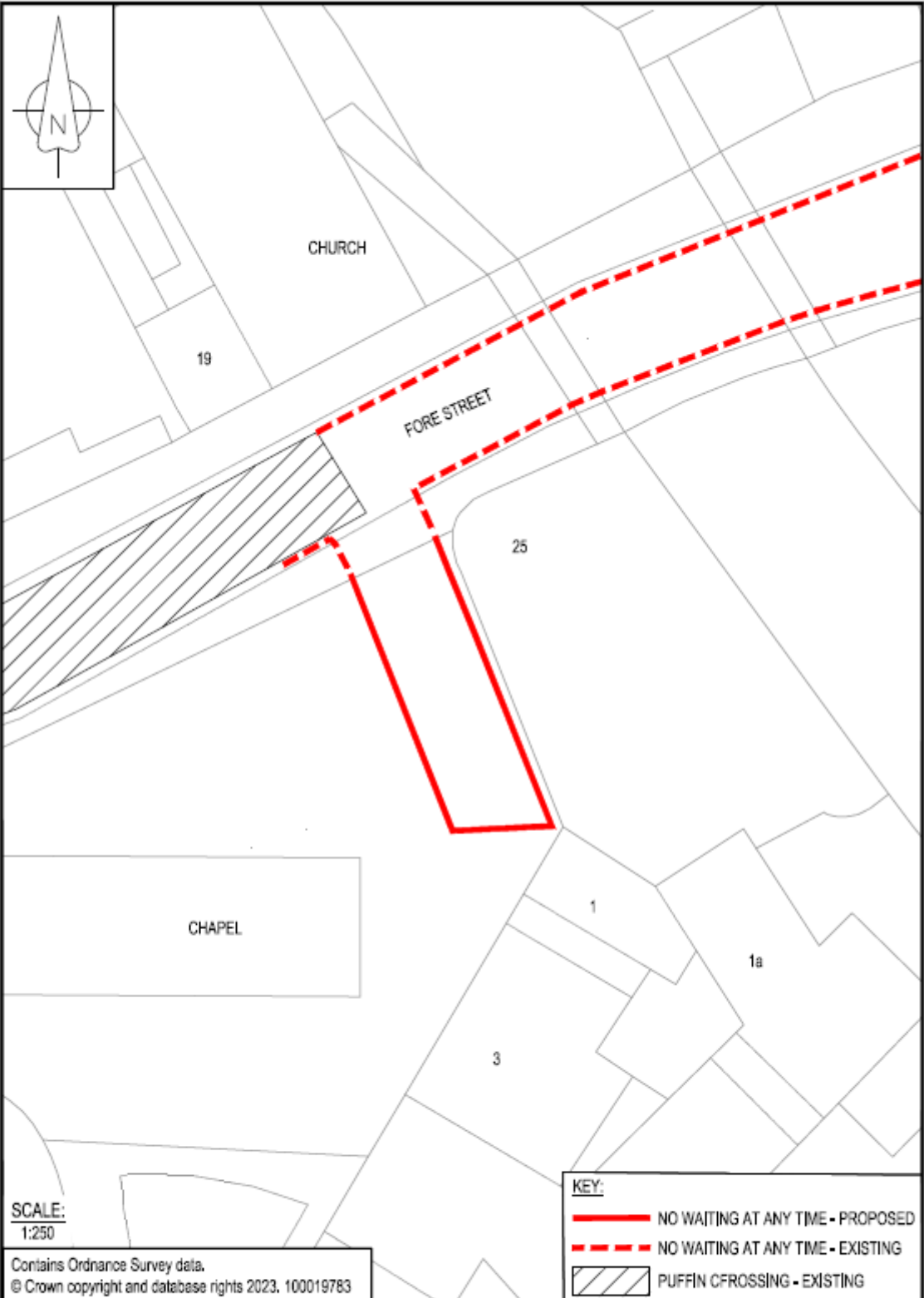
Station Road, Okehampton

the east side from a point 30 metres south of its junction with Mill Road for a distance of 68 metres in a southerly direction

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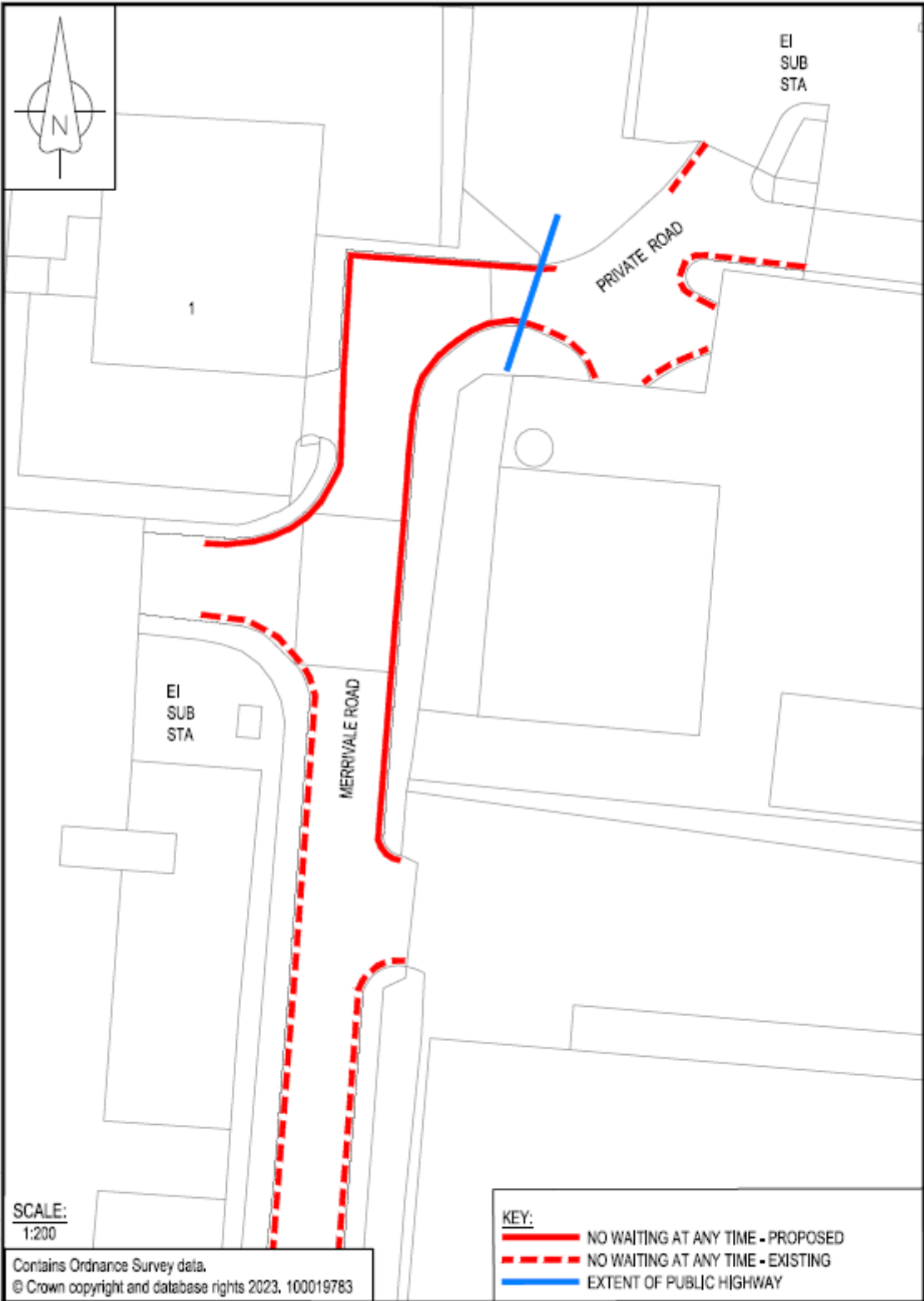
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