



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

25th September 2023

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on 2nd October 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 J Yelland (Chairman, Policy & Resources)
Cllr T Cummings

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.

- Apologies for Absence** - To receive apologies for absence from those Members unable to attend.
- 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 5th June 2023, 3rd July 2023, 21st August 2023, 11th September 2023
6. **Abandoned Open Reach Cabinets** – To consider a report from Councillor Marsh.
7. **Policies** - To consider the following draft policy and make recommendations to the Policy & Resources Committee:
 - Developer Engagement Policy
8. **Government consultation of additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open prisons: and a call for evidence on nature-based solutions, farm efficiency projects and diversification** - To consider a response
9. **Parking Issues** – To consider the parking issues at Giblands Estate.
10. **Town Road Sweeper** – To receive a report from Cllr Ireland.
11. **Planning Applications** – Applications for consideration are as follows:
 - 1709/23/FUL** Conversion of shop into two flats (use Class C3) (part retrospective)
3 St James Street, Okehampton EX20 1DW
Comments by 5th October 2023
 - 0121/23/FUL** Changing from a double garage to hair salon (resubmission of 0268/22/FUL)
72 Crediton Road, Okehampton EX20 1NY
Comments by 5th October 2023
 - 2578/23/FUL** To install a new renewable heating system, x 2 wood pellet boilers to be housed in a shipping container along with x 2 external flues and grain/fuel silo to rear of building. Unit A6 North Road Industrial Estate, Okehampton EX20 1BQ
Comments by 5th October 2023
 - 2277/23/FUL** Proposed change of use from A1 to A1 and C3 9a) 7 East Street, Okehampton EX20 1AS
Comments by 5th October 2023
 - 2938/23/TPO** Works to a TPO tree. T02: Horse Chestnut – remove two split branches at 4m on E aspect due to risk of falling, clear deadwood. Brandize House, 74 Station Road, Okehampton.
Comments by 10th October 2023
 - 3097/23/TCA** T1: Birch – reduce entire crown by approximately 2m to remove excessive shading. 9a Castle Road, Okehampton EX20 1HT
Comments by 5th October 2023
12. **Planning Authority Decisions** – To note the decisions made by the planning authority with reference to the following applications:
 - 0331/23/FUL** Installation of 3no air conditioning units to rear of building at ground floor level. 23 Fore street, EX20 1AN

Conditional approval

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

0784/23/VAR Application for variation of condition 4 (floodlight use) of planning consent 1362/22/FUL to comply with FA requirements. Okehampton Argyle Football Club, Simmons Park EX20 1EP

Conditional approval

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

0329/23/ARM Application for approval of reserved matters following outline approval 3979/19/OPA (outline application with some matters reserved for erection of one dwelling) landscaping and layout.

Conditional Approval

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

0662/23/FUL Conversion of garden chalet to one bedroom holiday chalet. Sweetlands, Vicarage Road, Okehampton EX20 1LE

Conditional Approval

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

2313/23/ARC Application for approval of details reserved by condition 4 of planning Consent 2725/22/FUL

Discharge of condition refused.

0952/23/FUL Construction of enlarged workshop and associated works. Land at SX598 951, Fatherford Road, Okehampton

Conditional Approval

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

0945/23/OPA Outline planning application with all matters reserved for associated works. Land adjacent to 69b Exeter Road, Okehampton

Conditional Approval

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

1474/23/TPO T001: Oak – remove, poor specimen, poor growth direction, potential risk to nearby properties. 10 Kestrel Close, Okehampton EX20 1UT

Refusal – lesser tree works allowed.

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

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 dwellinghouse (Class 3) 103 Northfield Road, Okehampton EX20 1BA

Prior Approval Required and Given

1162/23/FUL To convert the four flat conversion into five flat conversion, Ink Print, Wykeham House, 3 Station Road, Okehampton EX20 1DY

Conditional Approval

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

1945/23/TPO T1: Oak- crown reduce by up to 3 meters the tree is very large and is providing excessive shade throughout multiple gardens within the housing block. This is causing other lesser species to grow horizontally out over the fence in search for light and restricting grass growth, the tree has also lost a few minor branches within the residential gardens and G1: Birch x 2 – crown height reduction by up to 3 metres due to trees causing excessive shading on the small residential gardens. 3 Quarry Fields, Okehampton EX20 1TZ

Refusal of Consent

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

1947/23/TPO T1: Ash – reduce crown all over by approximate 8 metres, to leave as a pollard at approximately 20 metres tree works to be undertaken before tree becomes unsafe to climb due to ash dieback. Edgehill, 33 Fern Meadow, Okehampton EX20 1PB

Refusal of Consent

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

3041/22/FUL Erection of new building two storey office/warehouse development (resubmission of 1184/20/FUL) Unit 1A – 2D North Road, Industrial Estate, Okehampton EX20 1BQ

Conditional Approval

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

1513/23/CLP Certificate of lawfulness for proposed loft conversion and creation of full width dormer. 10 Lower Crooked Meadow, Okehampton EX20 1WN

Cert of Lawfulness (proposed) certified.

1964/23/FUL Existing decorative brick bands to front elevation to be replaced for new decorative brick bands matching the original design 27-28 Fore Street, Okehampton

Conditional Approval

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

2214/23/NMM Non material minor amendment to planning consent 01362/21/ARM in relation to plots that will have PV installed on them. Land at SX603 953 Exeter Road, Okehampton

Refusal

1642/23/FUL Conversion of existing mixed use development to include/provide 4 dwellings (resubmission of 4129/22/FUL)

Conditional Approval

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

2589/23/HRN Removal of hedgerow. Street Record, off Jacobs Pool. Okehampton Agreement that hedgerow may be removed.

1823/23/HHO Householder application to replace roof with grey tile and the addition of 2 velux windows (retrospective) 12 Brandize Park, Okehampton

Conditional Approval

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

1858/23/FUL Replace windows, install 2.4m high security fencing and vehicle and pedestrian gates, 8no parking spaces and timer frames covering seating area. Okehampton Community College, Mill Road, Okehampton

Conditional Approval

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

13. Planning Appeals – To note the following appeal which had been lodged:

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

Appeal decision – Dismissed (refusal)

14. Application to Determine if Prior Approval is required – To note:

2685/23/CLP Certificate of lawfulness for a proposed wall to boundary of private drive. 14 Balmoral Crescent, Okehampton EX20 1GN

15. **Withdrawn Planning Applications** - To note the following withdrawn applications.
- 4040/22/HHO** Householder application side and rear double height extension. 24 Craon Gardens, Okehampton EX20 1SY
- 1996/22/CLP** Certificate of lawfulness for proposed two metre tall wall on private drive. 14 Balmoral Crescent, Okehampton EX20 1GN
- 2135/23/HHO** Householder application for side extensions and alterations to roof. 82 Crediton Road, Okehampton EX20 1NY
16. **Neighbourhood Plan** – To receive an update from Cllrs Colman and Weekes.
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) – Cllr Colman
- 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.