

**Minutes of a Okehampton Town Council Planning Committee Meeting  
held on 2<sup>nd</sup> October 2023 at 7pm in the Council Chamber, Town Hall, Okehampton**

**Committee Members Present:** Councillor T Leech (Chairman)  
Councillor M Ireland (Vice-Chairman)  
Councillor A Fisher (Mayor)  
Councillor J Yelland (Chairman, Policy & Resources)  
Councillor L Bird  
Councillor R Colman  
Councillor T Cummings

**Others Member Present:** Councillor C Marsh

**In Attendance:** 2 members of the public  
Mrs C Ellis (Assistant Town Clerk)

		<b>Action</b>
<b>320</b>	<p><b><u>Apologies for Absence</u></b> – Apologies tendered by Cllr Holt who had other commitments was <b>approved</b> on the proposition of Cllr Ireland, seconded Cllr Leech.</p> <p>Apologies from Cllr Tolley who was not on the Committee was noted.</p>	
<b>321</b>	<p><b><u>Declaration of Interests</u></b> Cllr Yelland declared a pecuniary interest in minute number 336, and Cllr Leech declared an interest in minute number 330. Planning application number 0121/23/FUL</p>	
<b>322</b>	<p><b><u>Public Participation</u></b> – None</p>	
<b>323</b>	<p><b><u>Members Questions</u></b> – Cllr Ireland had received a comment from a member of the public complaining there were no footpaths joining the new development to St James' School. A member of the public approached Cllr Bird asking if the Council could help with the parking situation in Northfield Road. Cllr Leech informed the Committee that WDBC Traffic Enforcement Officer had been visiting the area as some cars have been blocking driveways.</p>	
<b>324</b>	<p><b><u>Minutes</u></b> – On the proposition of Cllr Yelland, seconded Cllr Colman, one abstention, the Committee <b>RESOLVED</b> to approve the minutes of the Planning Committee held on 5<sup>th</sup> June 2023, 3<sup>rd</sup> July 2023, 21<sup>st</sup> August 2023, and 11<sup>th</sup> September 2023.</p>	
<b>325</b>	<p><b><u>Abandoned Open Reach Cabinets</u></b> – On the proposition of Cllr Ireland, seconded Cllr Fisher, the Committee <b>RESOLVED</b> to request the Clerk write to Open Reach and request all abandoned Open Reach cabinets be removed.</p>	Clerk
<b>326</b>	<p><b><u>Policy</u></b> –</p> <ul style="list-style-type: none"> <li>• Developer Engagement Policy</li> </ul> <p>Cllr Yelland requested clarification of item 5 in the policy – who the receives the feedback on any issues? To be deferred to the next meeting.</p>	Clerk
<b>327</b>	<p><b><u>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</u></b> – On the proposition of Cllr Colman, seconded Cllr Fisher the Committee <b>RESOLVED</b> to respond when the Committee had read the Government Consultation and comparisons to the Dartmoor National Park Authority Consultation had been made.</p>	

**328** **Parking Issues** – The Committee agreed there was an issue with parking on Giblands Estate. On the proposition of Cllr Yelland, seconded Cllr Ireland, the Committee **RESOLVED** to invite the new Highways Officer to the next meeting to address the parking issues.

**329** **Town Road Sweeper** - On the request of Cllr Ireland, the item was moved to Part 2

**330** **Planning Applications**

**1709/23/FUL** On the proposition of Cllr Cummings, seconded Cllr Colman, the Committee **RESOLVED** to support the application for conversion of shop into two flats (use Class C3) (part retrospective) 3 St James Street, Okehampton EX20 1DW

**0121/23/FUL** Cllr Leech declared an interest in the application as it is a neighbouring Property. On the proposition of Cllr Cummings, seconded Cllr Fisher, one abstention, the Committee **RESOLVED** to submit a neutral response to the application to change from a double garage to hair salon (resubmission of 0268/22/FUL) 72 Crediton Road, Okehampton EX20 1NY. The Committee supported the new business but were concerned with following;

- Access to the highway
- Privacy
- Health & Safety

**2578/23/FUL** On the proposition of Cllr Cummings, seconded Cllr Bird the Committee **RESOLVED** to support the application to install a new renewable heating system, x 2 wood pellet boilers to be housed in 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

**2277/23/FUL** On the proposition of Cllr Bird, seconded Cllr Cummings, the Committee **RESOLVED** to support the proposed change of use from A1 to A1 and C3 (a) 7 East Street, Okehampton EX20 1AS

**2938/23/TPO** On the proposition of Cllr Ireland, seconded Cllr Bird, the Committee **RESOLVED** support the 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.

**3097/23/TCA** On the proposition of Cllr Cummings, seconded Cllr Colman, one objection, the Committee **RESOLVED** support the application with lesser works and not the excessive pruning as stated. T1: Birch – reduce entire crown by approximately 2m to remove excessive shading. 9a Castle Road, Okehampton EX20 1HT

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

**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 T1: 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 a 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**

**642/23/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 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.

**332** **Planning Appeals** – The Planning Committee noted 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)**

**333** **Application to Determine if Prior Approval is required** – The Planning Committee noted the following.

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

**334** **Withdrawn Planning Applications** – To Planning Committee noted the following withdrawn planning 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

Cllr Marsh left the meeting

**335 Neighbourhood Plan – No update**

Cllr Yelland left the room

**336 Payment of Invoices – On the proposition of Cllr Colman, seconded Cllr Cummings, payment of invoices in accordance with the schedule were **APPROVED**.**

Cllr Yelland returned

**337 Member's Reports and Requests for Agenda Items –**

**337.1 Dartmoor Railway Association –**

Cllr Ireland reported work had commenced at the platform at Meldon. Vandalism was still an issue at Meldon.

One member of the public left the meeting

**337.2 OkeRail Forum –**

Cllr Ireland reported the next meeting was on 19<sup>th</sup> October 2023 at the Council Chamber. On Thursday there was a meeting of the Executive Committee. The new station would be called Okehampton Parkway Station. There had been delays with the finance, but preliminary work had commenced.

**337.3 Ockment Centre –**

Cllr Leech reported there were two projects that needed funding. The roof needed to be repaired and the decking over the leat needed to be replaced. The Centre was receiving bookings but would welcome more organisations to use the facilities.

**337.4 Okehampton & Area Health & Wellbeing Alliance – Cllr Colman had not attended any meetings but was impressed with the work done by the group especially with mental health issues.**

**337.5 Beacon Path, Sticklepath to Okehampton – Cllr Bird reported there was a meeting held on 1<sup>st</sup> September including a feasibility study for a path linking Sticklepath and Okehampton. The next meeting was next Friday.**

It was **RESOLVED** to suspend Standing Order 3 (bb) to permit extension of the meeting following a proposal by Cllr Ireland, seconded Cllr Fisher.

Member of the public left the meeting.

- 338 On the proposition of Cllr Ireland, seconded Cllr Yelland 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.
- 339 **Road Sweeper** – The Committee noted the report from Cllr Ireland
- 340 **Enforcement Issues** – Planning enforcement cases were noted by the Committee.

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

The Chairman closed the meeting at 9.03pm.

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Councillor Leech  
Chairman

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