

**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 6th November at 7pm in the Council Chamber, Town Hall, Okehampton**

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

In Attendance: Mrs C Ellis (Assistant Town Clerk)

Action

- 399** **Apologies for Absence** – Apologies tendered by Cllrs Fisher and Holt who both had personal commitments were **approved** on the proposition of Cllr Yelland, seconded Cllr Bird.

Apologies from Cllr Marsh and Cllr Harding who were not on the Committee were noted.

Cllr Cummings was absent.
- 340** **Declaration of Interests** - None
- 341** **Public Participation** – None
- 342** **Members Questions** – Cllr Ireland reported traffic was driving the wrong way down Crediton Road. It was questioned whether this was deliberate, and the signage was being ignored or was it by accident and the signage not being seen. Cllr Ireland confirmed there was no painted road marking at the junction with Barton Road and the painted markings at the Victoria Street junction had worn away. It was suggested that if there was clear road markings it may reduce the incidents.
- 343** **Minutes** – On the proposition of Cllr Bird, seconded Cllr Colman, the Committee **RESOLVED** to approve the minutes of the Planning Committee held on 2nd October 2023.
- 344** **Planning Application**

3493/23/VPO On the proposition of Cllr Yelland, seconded Cllr Ireland, one abstention, the Committee **RESOLVED** to object to the application for modification of Section 106 Agreement on 2731/15/OPA East of Okehampton Development (Parcels 3 and 4) due to the planning history.

3599/23/TCA The Planning Committee deferred the application T1: Fell due to ash die back, now becoming dangerous, small dead branches have fallen off, T2 & T3: Fell due to disease, ash die back. T4, T5 & T6: Fell due to severe ash die back, all trees are bordering the Fountain Inn car park or rear access footpath/road. The Fountain Inn Okehampton. There was no information on the WDBC planning website and the Planning Committee requested more information before a decision could be made.
- 345** **Planning Authority Decisions** – The Committee noted the following decisions made by the planning authority.

2538/23/FUL Extension to Scout Hut, Scout Hall, Crediton Road, Okehampton EX20 1NU
Conditional Approval
Resolution of the Planning Committee was to submit a support response.

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

2804/23/ARC Application for approval of details reserved by condition 3 statement of planning consent 1858/23/FUL Okehampton Community College, Mill Road, Okehampton EX20 1PW
Discharge of condition Approved.

2578/23/FUL Readvertisement (revised plans) to install a new renewable heating system, x 2 Pellet boilers to be housed in a shipping container along with x 2 external flues and grain/fuel silo to rear of building. LAS Aerospace Ltd, Unit A6 North Road Industrial Estate, Okehampton eX20 1BQ

Conditional approval

The resolution of the Planning Committee was to submit a support response.

2938/23/TPO T02: Horse chestnut – remove two split branches at 4m and E aspect due to risk of falling, clear deadwood. Brandize House, 74 Station Road, Okehampton EX201EH

Grant of Conditional Consent

The resolution of the Planning Committee was to submit a support response.

3097/23/TCA T1: Birch – reduce entire crown by approx. 2m to remove excessive shading. 9a Castle Road, Okehampton EX20 1HT

No objections raised.

The resolution of the Planning Committee was to submit a support response and request lesser works to the tree.

346 **Withdrawn Planning Application** – The Planning Committee noted the following withdrawn planning application.

0121/23/FUL Changing from a double garage to a hair salon (resubmission of 0268/22/FUL) 72 Crediton Road, Okehampton EX20 1NY

347 **Appeal Decision** - The Planning Committee noted the following appeal decision.

APP/TPO/Q1153/8741 Work to proposed is T1: Irish Yew Crown height reduction by 0.5m, including a request for bi-annual maintenance. The appeal is allowed, and consent is granted to undertake work to a tree. Castle Villa, Castle Road, Okehampton EX20 1HT

348 **Changes in Planning** – Report combined with below.

349 **Biodiversity Net Gain Proposal** – Cllr Leech informed the Planning Committee there were new legislations in Planning. This would cover all planning applications in the future and meant that any damage done to the environment caused by development had to be offset by either adding additional environmental features within the property, doing it elsewhere or paying others to do it with credits. Any loss should not only be made up but enhanced where possible. Cllr Yelland questioned how this could be done for individual homeowners who lacked a garden to implement biodiversity net gain. There was a local organisation who were working with communities and building 3 or 4 rental properties in a village which were available only to local residents.

350 **Policy** – On the proposition of Cllr Colman, seconded Cllr Bird, the Planning Committee **RESOLVED** to recommend the Policy and Resources adopt the Developer Engagement Policy.

- 351 **Neighbourhood Plan** – No update.
- 352 **Payment of Invoices** – On the proposition of Cllr Bird, seconded Cllr Colman, payment of invoices in accordance with the schedule were **APPROVED**.
- 353 **Member’s Reports and Requests for Agenda Items** –
- 353.1 **Dartmoor Railway Association and OkeRail Forum** –Cllr Ireland informed the Planning Committee there was an event at the station for the 2nd anniversary of the station re-opening. This was to be held on 20th November. Arrival time 10.30 am and the cake cutting at 11am. Mayors of all local towns would be attending. There had been a meeting with Launceston about re-establishing a rail route between Launceston and Halwill.
- 353.2 **Ockment Centre** – Cllr Leech informed the Planning Committee room bookings were stable but work was needed to repair the roof.
- 353.3 **Okehampton & Area Health & Wellbeing Alliance** – No report
- 353.4 **Beacon Path, Sticklepath to Okehampton** – Cllr Bird informed the Planning Committee there had been a meeting on 6th October. The path and route was under consideration with WDBC. They were intending to raise the profile by having a Facebook page. The next meeting was at the beginning of December.
- 354 **On the proposition of Cllr Ireland, seconded Cllr Bird 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.**
- 355 **Enforcement Issues** – Planning enforcement cases were noted by the Committee.

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

The Chairman closed the meeting at 8.10pm

Councillor Leech
Chairman