

**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 5th June 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

Others Member Present: Councillor S Weekes

In Attendance: 1 member of the public
Mrs C Ellis (Assistant Town Clerk)

		Action
48	<p><u>Apologies for Absence</u> – Apologies tendered by Cllr Wood, who was on a training course and Cllr Holt who had other commitments were approved on the proposition of Cllr Leech, seconded Cllr Yelland.</p> <p>Apologies from Cllrs Marsh and Tolley who were not on the Committee were noted.</p>	
49	<u>Declaration of Interests</u> None	
50	<p><u>Public Participation</u> – Cllr Weekes who was not a member of the Committee raised concern that Okehampton was losing retail premises in the town as they were changing to dwellings. The Chairman explained that it was to do with market forces and there was nothing the Council could do regarding this as the Council did not own any retail premises. The Council was being consulted in a proposed BID which may allow a platform for businesses to have a say. Cllr Weekes also asked if the Town Council could work with WDBC to look after the small play areas in the town. It was explained that the Town Council had taken over some areas in the past and more costs had incurred. It was suggested this matter was discussed with the Parks Committee.</p>	
51	<u>Members Questions</u> – None	
52	<p><u>Minutes</u> – On the proposition of Cllr Leech, seconded Cllr Yelland the Committee RESOLVED to approve the minutes of the Planning Committee 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 to Min Ref 843 when a Councillor had abstained from voting on planning application 0952/23/FUL. Cllr Leech noted that new Councillors on the Committee were not present at the previous meetings.</p>	
53	<p><u>Terms of Reference</u> - On the proposition Cllr Yelland, seconded Cllr Fisher, the Committee RESOLVED to agree the Terms of Reference and recommend to Full Council for adoption.</p> <p>Member of the public left the meeting.</p>	
54	<p><u>Policies</u> – On the proposition of Cllr Colman, seconded Cllr Bird the Committee RESOLVED to agree the draft Tree Policy and recommend to the Policy and Resources Committee for adoption.</p>	Clerk

On the proposition of Cllr Ireland, seconded Cllr Yelland the Committee **RESOLVED** to defer the Developer Engagement Policy as the Committee would like to consider rewording of item 3. paragraph 1 and item 3.2.

55 **Westbridge Close** – On the proposition of Cllr Fisher seconded Cllr Bird, the Committee **RESOLVED** to support a resident’s suggestion for double yellow lines in Westbridge Close. The Clerk would contact Highways.

Clerk

56 **DCC (West Devon HATOC) (Traffic Regulation) Amendment Order** – On the proposition of Cllr Yelland, seconded Cllr Fisher the Committee **RESOLVED** to support the proposed extension of double yellow lines in Station Road.

Clerk

On the proposition of Cllr Ireland, seconded Cllr Colman, the Committee **RESOLVED** to support the double yellow lines in Fore Street.

On the proposition of Cllr Colman, seconded Cllr Yelland, the Committee **RESOLVED** to support the double yellow lines in Merrivale Road.

57 **Planning Applications**

1474/23/TPO On the proposition of Cllr Ireland, seconded Cllr Yelland, the Planning Committee **RESOLVED** to OBJECT to the application and suggest minimum pruning necessary to alleviate concerns and to preserve the ecology of the tree. T001: Oak – remove, poor specimen, poor growth direction, potential risk to nearby properties. 10 Kestrel Close, Okehampton EX20 1UT

0664/23/VAR On the proposition of Cllr Yelland, seconded Cllr Ireland, the Planning Committee **RESOLVED** to OBJECT to the application. (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 on the following grounds

- Harm caused by scale, design and appearance.
- Loss of privacy
- Overbearing nature to nearby residential properties
- Visual impact
- Previous planning history regarding drainage issues that had not been addressed.

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

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

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

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

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

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

No objections raised

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

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

59 **Planning Appeals –** The Planning Committee noted the following appeal which had 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

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

1499/23/POD – Application to determine if prior approval was 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.

61 **Application of Lawfulness Proposed** – The Planning Committee noted the following:

1523/23/CLP Certificate of lawfulness for proposed loft conversion and creation of full width dormer. 10 Lower Crooked Meadow, Okehampton EX20 1WN

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

63 **Neighbourhood Plan** – No meeting held. The Committee asked the Clerk to check new Councillor emails had been added to the circulation list.

Clerk

64 **Payment of Invoices** – On the proposition of Cllr Yelland, seconded Cllr Fisher, payment of invoices in accordance with the schedule were **APPROVED**.

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

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

65.1 **Dartmoor Railway Association** – Cllr Ireland attended the AGM on 24th May 2023. The Chair gave an extensive review of the year. Okehampton had been entered for the 'World Cup of Stations' award and had reached the regional finals. Okehampton was not successful in reaching the finals.

An election of officers and members of the Committee was held, with all returned unopposed. A talk was given by a retired engine driver who recalled his time on the footplate, from the age of steam to working high speed trains to Paddington.

Dartmoor Railway Association were represented at the Oke Rail Coffee Morning in the Charter Hall on 27th May 2023

- 65.2 OkeRail Forum** – Oke Rail Forum held a meeting in the Charter Hall on 20th April 2023. Oke Rail thanked OTC staff for help with the Coffee Morning and would make a donation to the Mayor’s Charity to show their appreciation. The morning was attended by rail groups including ACE Rail (Barnstaple to Bideford reinstatement group), Connect Bude (Okehampton to Bude rail group) and TavyRail (Plymouth to Tavistock Service). A questionnaire to ascertain the public’s view on rail services was circulated by Cllr Ball (WDBC) and collected with the assistance of Cllr Yelland. The event concluded with a prize draw, thank you to local business for their donations.
- 65.3 Ockment Centre** – Cllr Leech reported various groups were using the Centre. The Ockment Centre was run by Trustees and solely financed by grants and room hire income. Applications for more funding may need to be made as building maintenance was urgently required.
- 65.4 Okehampton & Area Health & Wellbeing Alliance** – Meeting to be held later in the week.
- 65.5 Beacon Path, Sticklepath to Okehampton** – AGM held on Friday 9th June. Cllr Bird was unable to attend but would report on the minutes to the Committee.
- 66** **On the proposition of Cllr Yelland, seconded Cllr Fisher 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.**
- 67** **Enforcement Issues** – Planning enforcement cases were noted by the Committee.

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

The Chairman closed the meeting at 9pm.

Councillor Leech
Chairman