



**Okehampton Town Council**

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on Monday 4<sup>th</sup> March 2024 at 7pm in the Council Chamber, Fore Street, Okehampton.

Committee Membership consists of the following:

Cllr T Leech (Chairman)	Cllr A Fisher (Mayor)
Cllr M Ireland (Vice-Chairman)	Cllr Holt (Chairman, Parks)
Cllr R Colman (Chairman, Property)	Cllr Yelland (Chairman, Policy & Resources)
Cllr M Richards	Cllr T Cummings
Cllr L Bird	

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.**

1. **Apologies for Absence** - To receive apologies for absence from those Members unable to attend.
2. **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 interested. If a Member becomes aware, during the course of the meeting, an interest that had 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. **Railway Bus Links** – To receive an update from Cllr Ireland
6. **Minutes** – to confirm and approve the minutes of the Planning Committee meetings held on 8<sup>th</sup> January 2024 and 5<sup>th</sup> February 2024.
7. **Planning Applications** – To consider the following applications:

**0451/24/TPO** T001: Atlas cedar – Fell tree to ground level, tree will never fully form on southern side due to frequent pruning and to minimise future issues with drainage services, re-planting a more suitable tree away from underground above ground services.  
 T002 Rowan – Fell to ground level due to being in decline and entering services causing damage/disruption. T003: Rowan – Fell tree to ground level due to being dead.  
 T001: - Norway Maple – Fell tree to ground level, justification the base of the tree has occluded a wooden post successfully, this tree is directly above main lateral sewer drain which is also considered to have root ingress and have severe defects, this tree is also directly above drainage services and is more than likely causing root ingress within drainage system.  
 4 Oaklands Park, Okehampton EX20 1LN  
 Comments by 7<sup>th</sup> March 2024

**0534/24/TCA** T1 Embotrium Coccineum – Fell  
 Appledoor, 60 Station Road, Okehampton EX20 1ED  
 Comments by 7<sup>th</sup> March 2024

8. **Appeal** – To note the following appeals.

**APP/Q1153/W/22/3309071**

**1861/21/CAC** Re-advertisement (revised plans received) Conservation area consent for demolition of redundant stone warehouse buildings. The Old Mill, Mill Road, Okehampton EX20 1PR

**APP/Q1153/W/23/3327985**

**440/22/OPA** Land adjacent to Baldwin Drive, Radford Way, Okehampton. Outline planning permission with some matters reserved (accesses) for a mix of around 60 1 to 4 bedroom residential dwellings and associated infrastructure.

9. **Planning Authority Decisions** – To note the decisions made by the planning authority with reference to the following applications.

**1437/23/CLP** Certificate of Lawfulness for Proposed removal of conservatory to two storey extension to rear of the property. 14 Craon Gardens, Okehampton EX20 1SY  
**Cert of Lawfulness (Proposed) Refused**

**1709/23/FUL** Conversion of shop into two flats (Use Class C3) (part retrospective) 3 St James Street, Okehampton EX20 1DW

**Conditional Approval**

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

**3856/23/TCA** T1-T48: See tree safety report for details of works to trees (excluding T007 and T012). Sweetlands, Vicarage Road, Okehampton EX20 1LE

**No objection raised**

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

**4219/23/TCA T1** – Ash, fell due to dieback disease (referred to as T004 in the Tree Survey/Risk Assessment), T2 – Sycamore, crown lift of lowest hanging branch to a height of 8 meters from ground level, this being the height at which the branch joins the tree trunk, to allow use of the area and increase light levels.

Cemetery Extension, South Church Lane, Okehampton EX20 1LE

**No objection raised**

**3755/23/TPO T1:** Species unknown – crown height reduction by 5m to allow light into Property, concerns tree may fall.

**Refused**

The resolution of the Planning Committee was to submit an objection response.

**3956/23/TPO T009:** Turkey Oak – pollard to approx. 5m from ground level for tree health, T004 x 1 Early Mature Ash Tree – sectionally dismantle, fell and remove to ground level due to dieback and risk of falling.

Rivers Edge Court, Oaklands Drive, Okehampton

**Split Decision**

**Part 1 Grant permission for lesser works**

**Part 2 Refuse permission to fell**

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

10. **Premises Licence** - To consider the following application from the Home Office Enforcement to revoke the Premises Licence at Rajpoot, 25 Fore Street, Okehampton, EX20 1DL.

The grounds for the review application are failure to meet the licensing objective of 'Prevention of Crime and Disorder' due to concerns relating to illegal working.

11. **Neighbourhood Plan** – To receive an update from Cllrs Colman and Weekes.
12. **Payment of Invoices** – To resolve to approve the payment of invoices as per schedule.
13. **Members' Reports and Requests for Agenda Items** - To receive reports from Members attending other organisations on behalf of the Council
- 13.1 Dartmoor Railway Association – Cllr Ireland
  - 13.2 OkeRail Forum – Cllrs Ireland and Yelland
  - 13.3 Ockment Centre – Cllr Leech
  - 13.4 Okehampton & Area Health & Wellbeing Alliance (CVS) - Cllr Colman
  - 13.5 Beacon Path, Sticklepath to Okehampton – Cllr Bird

## **PART TWO – CONFIDENTIAL ITEMS**

14. **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.**
15. **Enforcement Issues** – To receive a report of Enforcement Issues