

**Minutes of an Okehampton Town Council Planning Committee Meeting
held on 1st July 2024 at 7pm in the Council Chamber, Town Hall, Okehampton**

Committee Members Present: Councillor T Leech (Chairman)
Councillor M Ireland (Vice-Chairman)
Councillor R Colman (Chairman, Property)
Councillor B Tolley (Chairman, Parks Committee)
Councillor J Yelland (Chairman, Policy & Resources)
Councillor T Cummings
Councillor M Richards

In Attendance: Mrs C Ellis (Assistant Town Clerk)

		Action
141	<u>Apologies for Absence</u> – On the proposition of Cllr Ireland, seconded Cllr Colman, it was RESOLVED to approve apologies tendered by Cllr Fisher (personal) and Cllr Holt who was not a member of the Committee.	
142	<u>Declaration of Interests</u> – Cllr Ireland declared an interest in min ref 155 due to being a resident in the area.	
143	<u>Public Participation</u> – None	
144	<u>Members Questions</u> – It was brought to the attention of the Committee some potholes in Crediton Road had been repaired but the potholes in Limehayes had not been filled. This would be reported to DCC Highways. Councillors were concerned of the lack of pavements at the new developments in Crediton Road. There were steps on a bend from a housing estate to the road with no pavement. Cllr Leech would report this to DCC Highways.	Cllr Leech
145	<u>Minutes</u> – On the proposition of Cllr Yelland, seconded Cllr Tolley, it was RESOLVED to approve the minutes of the Planning Committee meetings held on 4 th March, 3 th May, 3 rd June and 17 th June 2024, including the following additional wording to Min Ref 114.3 of the minutes of 17 th June: 'Cllr Leech stated that staff were a great asset to the town, as they were able to signpost a lot of people to different organisations. They were benefitting by the temporary closure of the Charter Hall and Church Hall, many locations were chasing the same money available from organisations looking to rent space.'	
146	<u>Pavement Crediton Road Junction</u> – It was reported the repairs had been made to the pavement.	
147	<u>Hunters Gate</u> – On the proposition of Cllr Cummings, seconded Cllr Richards it was RESOLVED to move the item to Part 2, due to a Councillor living in the area.	
148	<u>Planning Applications</u> – No planning applications to consider.	
149	<u>Planning Application Withdrawn</u> – The following withdrawn application was noted: 0451/24/TPO T001 Atlas cedar - Fell tree to ground level, tree would never fully form on southern side due to frequent pruning & to minimise future issues with drainage services, re-planting a more suitable tree away from underground above ground services T002 Rowan - Fell tree to ground level due to being in decline & entering services causing damage/disruption T003 Rowan - Fell tree to ground level due to being dead T004 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 & have severe defects, this tree is also directly above drainage services & is more than likely causing root ingress within drainage system. 4 Oaklands Park, Okehampton, EX20 1LN

150 Planning Authority Decisions – The following decisions made by the planning authority were noted:

3933/23/TPO T19 – T21 Ash – veteranize to approx. 4m AGL due to ADB, T1162: Ash – remove to ground level due to ash die back. All Saints Church of England, Vicarage Road, Okehampton EX20 1LE

Conditional Approval

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

0283/24/TPO T08: Beech – crown reduce height and spread by 2m due to risk of damage in high winds. Land at SX595 953

Refusal

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

0534/24/TCA T1: Embotrium Coccineum - Fell. Appledore, 60 Station Road, Okehampton EX20 1ED

No objection raised.

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

3751/23/FUL Reconfiguration of former supported living scheme together with single storey extension and replacement of existing conservatory to provide 8 x 1 bed self-contained units and facilities. Moorview, 69 Exeter Road, Okehampton EX20 1QF

Conditional approval

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

3859/23/TCA T1 - Conifer: fell due to dead foliage in crown & southeast facing-side, periodically declining, T2 - Conifer: ornamental conifer to be removed as not adding any positive impact to the area, T3 - Conifer: ornamental conifer to be removed as not adding any positive impact to the area, T4 - Oak: crown lift removing lower 2 foot of branches to raise the crown bringing more light to property and rockery, T5 -Conifer: ornamental varied conifer fell due to poor growth & dead foliage. The Rock, Simmons Park, EX20 1DX

Tree works, no objection raised.

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

3956/23/TPO T009: Turkey Oak - pollard to approximately 5m from ground level for tree health, G004: x1 Early Mature Ash Tree - sectionally dismantle, fell & remove to ground level due to dieback and risk of falling. Rivers Edge Court, Okehampton

Split Decision

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

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 metres 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 Street.

Tree works, no objection raised

0769/24/FUL– Full planning application to permit changes to the front elevation – rendering the front elevation, closing two existing ground floor openings and provision of two new windows. 66 Northfield Road, Okehampton EX20 1BA

Refused

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

0774/24/TPO - T1 – Oak – Remove lowest lateral on eastern canopy standing at 3m from ground level back to source. 3 Quarry Fields, Okehampton EX20 1TZ

Works to a TPO tree refused

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

1069/24/LBC Listed building consent for replacement slate roof. 36 Station Road, Okehampton EX20 1EA

Conditional approval

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

0026/24/CLP – Certification of lawfulness for proposed conversion of existing structure into single kitchen dining room, covert roofing materials into a single material and install a roof lantern window. 27 Northfield Road, Okehampton EX20 1BB

Certificate of lawfulness (Proposed Certificate)

0728/24/TCA – T1: Fell – beech fell. Car park, Simmons Park, Okehampton EX20 1EP

Tree works – no objection raised

3984/23/FUL – Refurbishment of café/restaurant to form 3 x commercial units including café at lower level and ground level; change of use at first floor and second floor level to 5 x apartments. 4 Market Street, Okehampton

Conditional approval

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

1382/24/TPO T1: Western Red Cedar - Reduce overall height of tree by up to 7 metres creating a natural & balanced shaped upper crown, tree is situated on a risen loose bank made up of shillet stone close to the highway, reduce trees sail to reduce the risk of tree failure, T2: Small Beech - Reduce overextended limbs by up to 0.75metres on all sides of tree to shape canopy to allow more light into the beds, T3: Silver birch - Reduce height by up to 2 metres sympathetically reduce long branches by 1 metre on all sides, lateral reduction by 0.75 metres on all sides, to create a balanced natural form & T4: Horse chestnut – Reduce SW side of the tree over hanging the highway by up to 2 meters Balance crown with the rest of the tree to leave a natural looking form. Brandize House 74 Station Road, Okehampton EX20 1EH

Refused

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

2277/23/FUL Readvertisement (amended plans) proposed change of use from A1 to A1 and C3 9a) 7 East Street. Okehampton EX20 1AS

Conditional approval

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

0894/24/HHO Householder application for 2 storey rear extension on eastern elevation of property. 14 Craon Gardens, Okehampton EX20 1SY

Conditional approval

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

The reason why WDBC refused the application 0769/24/FUL was queried and advised to be because 'it did not enhance the area' as it was in a Conservation Area. It was suggested more training for the Councillors would be beneficial. A map of the Conservation Area would be circulated to the Committee.

Clerk

- 151** **Payment of Invoices** – On the proposition of Cllr Cummings, seconded Cllr Colman, it was **RESOLVED** to approve the payment of invoices as per the schedule.
- 152** **Members' Reports and Requests for Agenda Items**
- 152.1** **Dartmoor Railway Association** – Cllr Ireland reported he would be attending the next meeting to be held on Wednesday.
- 152.2** **OkeRail Forum** – Cllr Ireland reported he had attended a Great Western Railway National Conference. He raised a question regarding climate change issues and the re-opening the Meldon to Tavistock line.
- 152.3** **Ockment Centre** – Cllr Leech reported the 30th Anniversary of the Ockment Centre would be in September 2024 and events were being planned. The two platforms in the garden were due to be replaced and being funded from general public funds.
- 152.4** **Okehampton & Area Health & Wellbeing Alliance (CVS)** – No meeting had been held.
- 153** **On the proposition of Cllr Ireland, seconded Cllr Cummings 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.**
- 154** **Enforcement Issues** - The Assistant Clerk informed the Committee of the enforcement issues and updates.
- 155** **Hunters Gate** – On the proposition of Cllr Yelland and seconded Cllr Colman the Committee **RESOLVED** to request the Clerk to contact the bus company and request any complaints regarding the parking issued to be directed to Devon County Council Highways or the Police
- On the proposition of Cllr Ireland, seconded Cllr Cummings it was **RESOLVED** to exit Part Two and ratify decisions made.

Clerk

The Chairman closed the meeting at 8.10pm.

Chairman