

**Minutes of an Okehampton Town Council Planning Committee Meeting  
held on 27<sup>th</sup> January 2025 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 R Colman (Chairman, Property)  
Councillor B Tolley (Chairman, Parks Committee)  
Councillor J Yelland (Chairman, Policy & Resources)  
Councillor T Cummings  
Councillor D McNeill  
Councillor M Richards

**In Attendance:** Mrs E James (Town Clerk)

**Action**

Cllr McNeill was welcomed to the Council and his first meeting.

Cllr  
Leech

**566 Apologies for Absence** – None

**567 Declaration of Interests** – None

**568 Public Participation** – None

**569 Members Questions** – A member of the public had raised concerns about a footpath/drop kerb regularly being blocked by cars in Ashley Road preventing access/crossing by people with wheelchairs, disability scooters and pushchairs. Yellow lines and/or no parking signs had been requested. Cllr Leech to forward to Cllr Samuel.

**570 Minutes** – On the proposition of Cllr Cummings, seconded Cllr Tolley, it was **RESOLVED** to approve the minutes of the Planning Committee meetings held on 21<sup>st</sup> October, 18<sup>th</sup> November and 9<sup>th</sup> December 2024 which were signed by the Chairman.

**571 Planning Policy** – Cllr Leech provided an update in relation to changes made to the National Planning Policy Framework (NPPF) by the Government in December 2024 which had taken effect immediately with no lead in time. Training in these changes was mandatory for WDBC Members, all Planning Committee Members may eventually need training. The biggest change was in how housing numbers were calculated. The Joint Local Plan (JLP) was now out of date because of the increase in housing numbers meaning the 5 year land supply previously held by WDBC had been reduced to approx. a 2.5 year supply. The government was pushing for all local authorities to first use brown and grey field sites, both of which were in short supply in West Devon. There was no mention of making developers build on land that already had planning consent, and the concept of beautiful design had been removed. The fine print had still to be digested and understood.

It was commented that nothing to date had indicated that town and parish councils should not continue to use the material consideration list on which to base their planning responses.

**572 Planning Applications**  
**3670/24/FUL** Single storey rear extension, removal of chimney & installation of 3 air source heat pumps to rear. Erection of signage, wall mounted clock & flag pole to south elevation. 6&7 Fore Street, Okehampton, EX20 1AN

On the proposition of Cllr Fisher, seconded Cllr Cummings (1 abstention, 1 against) it was **RESOLVED** to support the application commenting that:

- Environmental Health should ensure compliance with regulations including those for formaldehyde use and disposal
- Response from DCC Highways, who had indicated they wished to comment, was not available on the planning portal.

**3971/24/ADV** Advertisement consent for the erection of new fascia signage, wall mounted clock and flagpole to south side (front) of building. 6 Fore street, Okehampton, EX20 1AN

On the proposition of Cllr Cummings, seconded Cllr Fisher (2 abstentions) it was **RESOLVED** to support the application.

**4127/24/HHO** Householder application for proposed side extension to existing garage & 1st floor within the eaves of the building for parking for 2 cars, home gym, home office & shower room. 1 Kingfisher Drive, Okehampton

On the proposition of Cllr Colman, seconded Cllr Richards it was **RESOLVED** to support the application commenting that the Tree Officer should review the impact on affected trees.

**3931/24/HHO** Householder application for replacement slate roof & including sensitive integration of PV Panels. 30 Station Road, Okehampton

On the proposition of Cllr Colman, seconded Cllr Yelland it was **RESOLVED** to support the application.

**0123/25/TCA** OKHM043: Cherry - remove deadwood from crown. OKHM047: Cherry - crown raise to 3m over path to suitable pruning points. OKHM053: Lime - crown raise to 5.2m over road to suitable pruning points. OKHM054: Apple - reduce lateral growth encroaching on public footpath by 0.5m on SE and SW sides to suitable pruning points. 1 Westbridge Close, Okehampton

On the proposition of Cllr Yelland, seconded Cllr Ireland (1 abstention) it was **RESOLVED** to submit the following comments:

The Town Council was supportive of some of the work proposed as follows:

- OKHM043 Cherry removal of deadwood from crown, and
- OKHM054: Apple - reduce lateral growth encroaching on public footpath by 0.5m on SE and SW sides to suitable pruning points.

but objected to the following work on the grounds of loss of amenity value:

- OKHM047: Cherry - crown raise to 3m over path to suitable pruning points.
- OKHM053: Lime - crown raise to 5.2m over road to suitable pruning points.

**0124/25/TCA** 1a: Birch - crown raise to 4m all round, reduce lateral growth on E side to achieve 2m clearance from building, remove ivy. OKHM058: Lawson Cypress - crown raise W side to achieve 2m clearance from substation. OKHM057: Beech - crown raise W side to 4m over parking area. OKHM055: Bay - coppice to ground level. 83-85 Ryan Court, Station, Road, Okehampton

On the proposition of Cllr Cummings, seconded Cllr Fisher it was **RESOLVED** to support the application.

**573**

**Delegated Response** – It was noted that the following response had been submitted under delegated power in accordance with the Delegation Scheme due to a request to WDBC for a short extension of time being refused.

**3640/24/FUL** Replacement the roof covering of Marley concrete tiles with cladded sheets of a similar grey colour

Okehampton Smallbore Rifle Range, Car Park, Mill Road, Okehampton  
**Response** - Support

- 574** **Planning Authority Decisions** – Decisions made by the planning authority as listed on the previously circulated report were noted. It was commented application 2758/24/OPA had been granted conditional approval although the Committee had objected.
- 575** **Appeals** – The following appeals were noted:
- 4440/22/OPA APP/Q1153/W/23/3327985** Outline planning permission with some matters reserved (access) for a mix of around 60 1 to 4 bedroom residential dwellings & associated infrastructure Land Adjacent To Baldwin Drive, Radford Way, Okehampton  
Decision: Appeal dismissed
- 2260/24/HHO APP/Q1153/D/24/3356552** Householder application for proposed dropped kerb and removal of section of wall to provide off-road parking hardstanding. 42 Station Road, Okehampton  
Decision: Awaited
- 576** **Payment of Invoices** – On the proposition of Cllr Fisher, seconded Cllr Colman, it was **RESOLVED** to approve the payment of invoices as per the schedule.
- 577** **Committee Terms of Reference** – On the proposition of Cllr Yelland, seconded Cllr Tolley, it was **RESOLVED** to recommend the ToR for the 2025/26 Mayoral Year to Full Council for consideration at the appropriate meeting.
- 578** **Members' Reports and Requests for Agenda Items**
- 578.1** **Dartmoor Railway Association** – Cllr Ireland reported the next meeting was due to be held on 5<sup>th</sup> February.
- 578.2** **OkeRail Forum** – Cllr Ireland advised that a meeting had been held on 23<sup>rd</sup> January which Cllr Fisher had attended. The OkeRail Executive meeting was on 30<sup>th</sup> January.
- 578.3** **Ockment Centre** – Cllr Leech advised that roof repairs had been carried out and they would be advertising for Trustees. Consideration was being given to using the leat to generate power.
- 578.4** **Okehampton & Area Health & Wellbeing Alliance (CVS)** – Cllr Leech reported on the number of groups and organisations that had attended last meeting and the work that they were doing. Cllr Richards had also attended and advised that an NHS Devon consultation was being held in Exeter the following day and there was no representative from the Medical Centre at the meeting.
- 579** **On the proposition of Cllr Ireland, seconded Cllr Colman 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.**
- 580** **Enforcement Issues** – The current enforcement list was noted.  
The Chairman closed the meeting at 8.50pm.

Clerk

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Chairman