

**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 24th February 2024 at 6.30pm in the Council Chamber, Town Hall, Okehampton**

Committee Members Present: Councillor T Leech (Chairman)
Councillor A Fisher (Mayor)
Councillor R Colman (Chair, Property Committee)
Councillor B Tolley (Chairman, Parks)
Councillor T Cummings
Councillor M Ireland
Councillor M Richards

In Attendance: Mrs E James (Town Clerk)
4 Members of the Public

Action

599 **Apologies for Absence** – Apologies received from Cllr Yelland (personal) and Cllr McNeill (personal) were approved on the proposition of Cllr Richards, seconded Cllr Colman.

600 **Declaration of Interests** – None

601 **Public Participation** – Members of the public, who advised they were objecting to the application, addressed the Committee expressing concerns about the proposed development off of Baldwin Drive, planning application 3815/24/OPA. The concerns included the number of proposed dwellings and the resulting increase in vehicular traffic through Baldwin Drive which would be the only access. It was queried why access could not be provided additionally through Kellands Lane.

602 **Members Questions** – Cllr Ireland advised that from Saturday 8th to Friday 14th March, Network Rail would be undertaking essential track work at Crediton, as well as on the Dartmoor Line to enable the new Okehampton Interchange station. As a result there would be no rail services between Exeter and Okehampton. Replacement buses would be provided.

603 **Planning Applications**
0233/25/TPO T1: Ash - Fell to ground level. This tree has moderate symptoms of ash dieback. The tree has a severe lean towards the church. G1: Ash (x6) - Fell to ground level. This group of trees are all suffering from varying degrees of ash dieback. They are overhanging fences and car park. St Boniface Catholic Church 95 Station Road Okehampton EX20 1ED

Comments from WDBC's Tree Officer indicating the work was necessary and that replacement planting would be required were noted. On the proposition of Cllr Cummings, seconded Cllr Ireland, it was **RESOLVED** to support the application.

3815/24/OPA Cllr Leech declared a personal interest being a member of WDBC's Development Management and Licensing Committee.

Outline planning application with some matters reserved for a mix of residential housing and associated infrastructure, to include affordable housing. Land adjacent to Baldwin Drive, Radford Way, Okehampton

On the proposition of Cllr Richards, seconded Cllr Tolley, (1 abstention), it was **RESOLVED** to OBJECT to the application on the following grounds:

- Amenity and Health & Safety – proper consideration had not been given to pedestrians with lack of provision for pavements creating an absence of

amenity and raising health and safety concerns for pedestrians who would need to walk in the road.

- Design – the ground level of proposed dwellings has been dropped
- Access was only through Baldwin Drive resulting in an increase of vehicles traveling through the residential area. Additional access onto Kellands Lane would help to mitigate the volume of traffic using Baldwin Drive.
- Cumulative impact of pollution and reduction in air quality.
- Planning history and related decisions
- Loss of privacy and overbearing nature on some existing dwellings. Previous application was for bungalows.
- Density of the development on a small site
- Potential for drainage issues
- Ecology and landscape.

Provision of a physical model of the proposal enabling members of the public and the council to better visualise the impact on neighbouring properties was requested.

(Members of the public left the meeting.)

[0125/25/CLE](#) Certificate of lawfulness for existing use of property as two separate dwellings. 30 Station Road, Okehampton

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

604 **Planning Application for Noting** – Following application was noted:

[0163/25/CLP](#) Certificate of Lawfulness for proposed partial removal of front boundary wall and construction of permeable hardstanding. 42 Station Road, Okehampton

605 **Planning Appeals** – The following appeal was noted.

[APP/Q1153/D/24/3356552](#) [2260/24/HHO](#) Householder application for proposed dropped kerb and removal of section of wall to provide off-road parking hardstanding. 42 Station Road, Okehampton

606 **Planning Training (Trees)** – The Committee noted the Clerk had arranged for WDBC's Tree Officer to provide some training in relation to consideration of planning applications for tree work at 6.30pm on Monday 7th July 2025.

The Chairman closed the meeting at 7.12pm

Chairman