



Okehampton Town Council

Town Hall
Fore Street
Okehampton
Devon
EX20 1AA

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**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 19th May 2025 at 6.30pm in the Council Chamber, Town Hall, Okehampton**

Members Present:

Cllr T Leech (Chairman)
Cllr M Ireland (Vice-Chairman)
Cllr R Colman
Cllr T Cummings
Cllr M Richards
Cllr J Yelland

Cllr B Tolley (Chairman, Parks)

In Attendance:

Mrs A Horn (Assistant Clerk)
Cllr Marsh,
1 Member of the Public

The meeting was livestreamed through the Council Facebook page.

16. Apologies for Absence

On the proposition of Cllr Cummings and seconded by Cllr Yelland it was **RESOLVED** to accept Cllr Bird's apologies (prior commitment).

17. Declarations of Interest

None

18. Public Participation

None

19. Members' Questions

Cllr Ireland enquired how a TPO was placed on a tree, Cllr Leech would speak to the West Devon Tree Officer and the Assistant Clerk would email the link for application to Cllr Ireland. Cllr Richards asked why 1039/25/ARM was on the agenda as it was in the Hamlets and why it was not being given proper consideration. Cllr Leech replied that when there were large applications in the Hamlets the nearest Town was given opportunity to respond, and it would be given proper consideration later in the meeting.

20. Planning Applications for Consideration

0894/25/HHO Householder application to erect a detached single storey building within the garden for use as additional ancillary accommodation to the main dwellinghouse. The Manse, Prospect Hill, Okehampton

On the proposition of Cllr Colman and seconded by Cllr Richards it was **RESOLVED** to support the application.

[1144/25/TCA](#) T1 Silver Birch – remove. 9 Castle Road, Okehampton
Comments by 20th May 2025 (extension of time approved)

On the proposition of Cllr Ireland and seconded by Cllr Yelland (2 abstentions) it was **RESOLVED** to object to the application as there was no evidence of the tree needing to be felled, it had amenity value, it could have a crown reduction rather than felling and it was against the Council's tree policy to support the removal of trees.

[1039/25/ARM](#) Application for approval of reserved matters (relating to appearance, landscaping, layout and scale) following outline approval reference 2731/15/OPA for construction of 91 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure. Land at Parcel B (East of Crediton Road) Okehampton
Comments by 20th May 2025 (extension of time approved)

On the proposition of Cllr Yelland and seconded by Cllr Colman (1 abstention) it was **RESOLVED** to object to the application for the following reasons:

The level of affordable housing was not 30% and therefore did not meet the Joint Local Plan affordable homes requirement.

There were not enough parking spaces for the plots 73-80 to have 2 cars each therefore this would lead to on road parking making it more difficult for emergency services.

The footpaths need to be completed to the other developments as soon as possible.

It is essential that the existing hedge bank is retained and adequately protected throughout the development process. Furthermore, the hedge bank, along with other green spaces within the site and the proposed tree avenue - ideally planted with semi-mature or mature trees - should be incorporated into a comprehensive long-term landscape and ecological management plan.

Clarity is required regarding the ownership and ongoing responsibility for the maintenance of these green spaces. The management plan should also include specific measures to support local biodiversity, such as the inclusion of hedgehog highways (gaps in fencing) to facilitate wildlife movement.

The speed limit on Crediton Road should be 30mph as this would reduce the risk to pedestrians.

There was no visitor parking provided and this would lead to on road parking making it more difficult for emergency services

There was a concern about the distance from the site to any community infrastructure.

21. Planning Application for Information

[1191/25/ARC](#) Application for approval of details reserved by condition 4 (LEMP) of planning consent 1605/24/FUL. Ockment Centre, North Street, Okehampton

Cllr Leech declared an interest as a trustee of the Ockment Centre.

The application was noted

[1304/25/POD](#) Application to determine if prior approval is required for a proposed change of use from Commercial, Business & Service (Use Class E) to mixed use including up to two flats (Use Class C3) Conversion of a shop and associated storage to a shop and associated storage at ground floor with 2no flats above. 33 Fore Street, Okehampton
The application was noted.

The Chairman closed the meeting at 7:30pm

Cllr Leech, Chairman