

Okehampton Town Council
27th October 2025
Meeting Report

Date:	20 th October 2025
Name:	Emma James

10. **Wider Okehampton Cluster Group** – To consider feedback from Cllr Colman and the Clerk following the initial meeting held on 9th October 2025.

Minutes of the meeting have been previously circulated, and Sticklepath Parish Council have since advised that their response to the Local Government Re-organisation is as follows:

In March 2025 Sticklepath Parish Council agreed that they “would like Sticklepath to be part of a North Devon or Devon Unitary Council, rather than a South Devon Unitary based in Torbay or Plymouth” and wrote to West Devon Borough Council to express this.

In October 2025 Sticklepath Parish Council agreed that the Council “supports the Devon 9-1-1 option, including Neighbourhood Area Committees, as the least-worst option, because the Okehampton area has more obvious cultural, business and transport links with areas to the North and East of Dartmoor.” They will be writing to Devon to express this.

11. **Projects and Consultations**

11.1 English Devolution White Paper/Local Government Reorganisation – To consider any updates or information received

Devon councils announce proposal for new local government structure for the county

Issued 15 October 2025

Devon’s district councils have collaboratively joined forces to respond to government proposals to reorganise local government in the county.

In December 2024, the UK Government announced plans to simplify the structure of local government across England. Areas such as Devon, which currently has a ‘two-tier’ system comprising a county council and district councils, are being asked to develop new unitary authorities.

East Devon, West Devon, South Hams, Teignbridge, Mid Devon, North Devon and Torridge district councils, in consultation with Torbay Council, have been working together to shape a proposal. Torbay continues to work on its own submission.

The Districts’ proposal, known as the 4-5-1 model, includes:

- A unitary authority for West Devon, Teignbridge, South Hams and Torbay
- A unitary authority for North Devon, Torridge, Mid Devon, East Devon and Exeter
- Plymouth remaining a standalone unitary authority

The proposal reflects Devon’s natural communities, travel-to-work areas, and economic geographies, and is designed to deliver more coherent planning, stronger service delivery, and a unified voice for the county for now and for the future.

To maintain strong local connections, community hubs will be introduced, supporting access to essential services. Additionally, stronger and better co-ordinated links and relationships with Town and Parishes will be possible, making community involvement easier and more influential.

The councils have undertaken a comprehensive, evidence-led process to evaluate options for reorganisation. This has included collaborative analysis and options appraisal, stakeholder engagement, and independent financial modelling to ensure a credible submission to government.

The councils have consulted widely with residents, partners, businesses, and other key stakeholders to ensure the proposals reflect the needs and ambitions of Devon’s communities. There were 5,948 responses to the councils’ various public engagement surveys, with strong participation across the county.

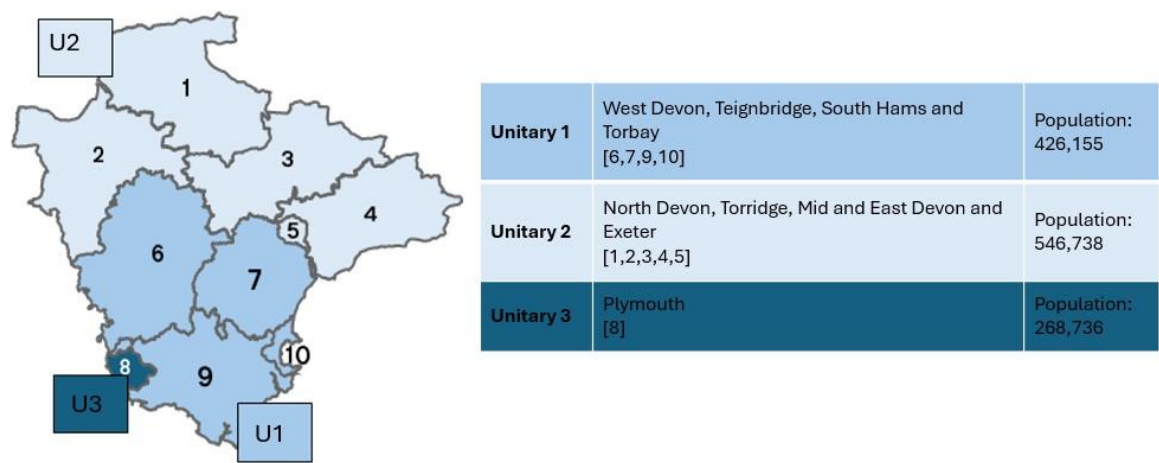
In a joint statement, the councils’ leaders said: “We are committed to creating councils that are built around people and place, reflecting the unique geography, economy, and identity of Devon and giving its residents services they can be proud of for generations to come. We have worked very hard across a wide geography and a range of political backgrounds to develop this plan.

“Our proposal aims to create a more effective and financially sustainable local government for Devon by aligning council boundaries with real communities and local economies. The new structure will deliver better, more integrated high-quality public services, while ensuring decisions are made closer to residents and reflect local needs.

“We want to thank our residents, businesses and wider stakeholders for their invaluable feedback throughout this process. Your views have been central to shaping our proposals and ensuring they are grounded in the lived experiences of Devon’s communities.”

The councils are continuing to refine their proposals prior to their submission based on ongoing feedback and will be holding further engagement sessions with stakeholders.

The full case for change will be submitted to the Government by the deadline of Friday 28 November 2025.



A map showing how the 4-5-1 plan would look in Devon.

For any questions email communications@swdevon.gov.uk

11.2 Community Governance Boundary Review – To confirm acceptance of Assets from Okehampton Hamlets Parish Council at a peppercorn payment of £1 per asset and consider any other additional information.

OKEHAMPTON HAMLETS PARISH COUNCIL - FIXED ASSETS (Community governance)

Assets are defined as land, buildings, vehicles, plant and equipment
As at 23.07.25 the following assets were held:

	Location	Date acquired	Purchase price	Estimated current value
<u>Street furniture</u>				
Public Seats				
Public Seat - Gypsy Corner		Sep-20	£ 150.00	£ 150.00
Public Seat - Chichacott Cross		Sep-20	£ 150.00	£ 150.00
No picnic benches				
Noticeboard Meldon Fields		Feb-19		£ 1,062.00
Noticeboard - Romansfield		Jan-20		£ 1,062.00
Noticeboard - Oke Post Office				£ 200.00
Dog bin - Fatherford Bridge		Apr-22	£ 304.53	£ 304.53
Dog bin - Exeter Road				£ 100.00
Dog bin - Kellands Lane				£ 100.00
Salt bin - Meldon Fields x 1 by noticeboard		Nov-19	£ 125.00	£ 125.00
Salt bins - 2 on entrance to Kellands Lane - Exeter road side		Dec-21	£ 150.00	£ 150.00
Salt bin - 1 by Kelland Lane entrance (Crediton Rd side)				
TOTAL				3,403.53

11.5 Allotments – To consider recommendations from the working group

- a) Lease – the Council approves the following, subject to agreement by OUC
 - I. Peppercorn annual rent of £25 p/site. £75 p/annum in total.
 - II. 5 year lease with the option for this to keep extending on a rolling basis for additional 5 year periods – this avoids the necessity for the lease to be registered with Land Registry
 - III. Break clause for both parties to be included
 - IV. Rent review to be tied into the option to extend the lease 5 yearly
 - V. Lease costs from both parties to be split 50/50
- b) Annual Allotment Meeting – The Chairman of Parks attends with the Clerk
- c) Annual Allotment Rent
 - OTC sends the September 2026 letters so that allotment holders have the correct banking and contact details.
 - That OTCs aim is for the allotments to become self-funding and that rent is increased gradually with this in mind. Timescale for this to be considered and agreed. Rent for 2027 to be agreed by Parks Committee prior to September 2026.
- d) Allotment Associations:
 - OTC manages the three allotment sites in the same way and rescinds the agreement for one of the sites to be self-managing
 - OTC investigates the future possibility of merging the two existing allotment associations at a later date

- e) Waiting Lists – A policy for management of waiting lists is drawn up and approved by OTC prior to September 2026
- f) OHPC Allotment Provision – Initial approach is made to OHPC to establish their position in relation to covering the costs of existing allotment holders and if they would like to enter into a formal solicitors agreement for future provision.
- g) That Allotments sit within the remit of the Parks Committee once the Lease and initial management processes have been approved.