



Okehampton Town Council

Town Hall
Fore Street
Okehampton
Devon
EX20 1AA

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www.okehampton.gov.uk

**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 20th October 2025 at 7pm in the Council Chamber, Town Hall, Okehampton**

Members Present:

Councillor T Leech (Chairman)

Councillor M Ireland (Vice-Chairman)

Councillor M Richards

Councillor J Yelland

Councillor L Bird (Chairman, Property)

Councillor B Tolley (Chairman, Parks)

In Attendance:

Mrs E James (Clerk)

The meeting was livestreamed through the Council Facebook page.

300. Apologies for Absence

On the proposition of Cllr Tolley, seconded by Cllr Bird, it was **RESOLVED** to approve apologies tendered by Cllr Cummings (prior commitment) and Cllr Colman (personal).

301. Declarations of Interest

None.

302. Public Participation

None.

303. Members' Questions

Cllr Ireland requested clarification of the bus route to the Interchange Station due to open in 2026, and if it would still serve the town. Cllr Richards referred to a letter received from Barret Developments that related to Nexis Way.

304. Minutes

On the proposition of Cllr Tolley, seconded by Cllr Ireland, it was **RESOLVED** to approve the minutes of the Planning Committee meetings held on 4th and 18th August, 8th and 15th September 2025.

305. Planning Applications

2813/25/FUL Use of family annex as holiday letting unit (retrospective). Roundaway Lodge, Okehampton.

It was noted that the Town Council was a consultee because of the location which was close to the boundary within the neighbouring parish.

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

2704/25/ADV Advertisement consent for 1 x digital advertising structure (two sided display). Pavement adjacent to Waitrose, School Way, Okehampton

On the proposition of Cllr Bird, seconded by Cllr Tolley, it was **RESOLVED** to support the application.

2703/25/FUL Installation of 1 x digital advertising structure (two sided display). Pavement adjacent to Waitrose, School Way, Okehampton

On the proposition of Cllr Tolley, seconded by Cllr Bird (3 in favour, 2 against, 1 abstention), it was **RESOLVED** to support the application.

2680/25/FUL Replace ground floor patio doors on principal elevation with timber casement windows with insulated panel below. 14-21 Stannary Court, 57 Exeter Street, Okehampton

On the proposition of Cllr Bird, seconded by Cllr Yelland, it was **RESOLVED** to submit a neutral view, commenting that a rationale supporting the changes had not been provided, or information that suggested a consultation with impacted residents to ascertain their views had taken place.

2993/25/PST Installation of 168 panel roof mounted solar array. Unit 1A-1D North Road Industrial Estate, Okehampton.

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

306. Application for information only

2706/25/CLP Certificate of lawfulness for proposed attached side extension (garage) & other associated work. 7 Tors Road, Okehampton

307. Planning Authority Decisions

The list of decisions made by WDBC was reviewed. It was noted that 1154/54/ADV, a retrospective application for window signage at Unit 27 Stannary Court had been refused in accordance with the comment submitted by the Committee. Cllr Leech would liaise with the Planning Officer in relation to this application.

308. Consultations

308.1 South Hams and West Devon Joint Local Plan

A call for sites to be identified as potential land for future housing and economic development by 5th December 2025 was noted.

309. Residents Parking Permits

A request from a member of the public for provision of residents parking permits in Wonnacotts Road was considered alongside DCC Highway's response to this person. It was noted that residents parking permits would not give the right to park outside a particular property or guarantee a parking space. Parking issues were not limited to this area of the town and lack of enforcement by DCC Highways was believed to be a contributing factor. It was questioned how parking permits would be enforced by DCC going forwards if they were currently unable to effectively manage enforcement.

On the proposition of Cllr Richards, seconded Cllr Tolley, it was **RESOLVED** that Cllr Leech liaise with DCC Highways, the DCC Councillor and the Police, and the Clerk would contact the resident with an update and advice.

310. Payment of Invoices

On the proposition of Cllr Tolley, seconded Cllr Yelland, it was **RESOLVED** to approve the payment of invoices as listed on the schedule, the BACS payments including October salaries totalling £25,701.35 inclusive of VAT.

311. Members' Reports and Requests for Agenda Items

311.1 Citizens Advice

Cllr Leech had been in communication with the CEO. The percentage of those needing assistance was continuing to increase although funding was becoming more difficult to source. The foodbank referral policy was being reviewed.

311.2 Dartmoor Railway Association

Cllr Ireland reported that there would be a model railway exhibition for young people at the existing train station over Christmas. One of the main long-standing volunteers had been unwell.

311.3 Ockment Centre

Repairs to the platforms over the leat had been completed and Cllr Leech reiterated there were ongoing concerns about sourcing income to cover costs.

311.4 Okehampton & Area Health & Wellbeing Alliance (CVS)

Cllr Leech had been unable to attend the most recent meeting, minutes would be circulated, and Cllr Richards provided an overview about how the meetings were run.

It was **RESOLVED** to suspend Standing Order 3 (bb) to permit extension of the meeting following a proposal by Cllr Ireland, seconded Cllr Tolley.

311.5 Okehampton & District Community Transport Group

It was reported by Cllr Leech that the number of trips made had increased and there was still a need for more drivers that had resulted in some requests being turned down. Late cancellation was becoming an issue and there had been instances when clients had found an alternative form of transport and had not cancelled the request.

311.6 OkeRail Forum

Cllr Ireland reported on matters including an OkeRail Forum meeting on 16th October, the next was scheduled for January and an Executive meeting was taking place in the next few weeks. A preview meeting at the new Interchange Station had been held on 30th September. It was commented the bus stop at the new station was the size of those within the town and local people were generally referring to it as the Parkway Station. On 20th October Cllr Ireland had attended an online conference with GWR when Okehampton and Barnstaple had been mentioned. Okehampton was going to have Class 175 Trains which it was hoped would be in service for May 2026. There would be a rail replacement bus service for 9 days in March 2026 when the line would be closed for engineering work.

It was commented there had recently been livestock killed on the line, believed to be because of incomplete fencing.

311.7 Rural Market Town Group

Cllr Leech had not been able to log onto the meeting or download the agenda.

PART TWO – CONFIDENTIAL ITEMS

312. On the proposition of Cllr Ireland, seconded Cllr Bird it 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.

313. Enforcement Issues

The enforcement report was noted.

314. Urgent Items

Items for noting were raised by Cllr Leech including plans for a Mega Solar Site in Holsworthy and conservation matters relating to planning applications. Cllr Richards also raised two items for information.

On the proposition of Cllr Tolley, seconded Cllr Ireland the meeting moved back into Part 1 and was closed at 9.05pm.

Cllr Leech, Chairman

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