



Okehampton Town Council

Town Hall
Fore Street
Okehampton
Devon
EX20 1AA

01837 53179

www.okehampton.gov.uk

**Minutes of an Okehampton Town Council Planning Committee Meeting
held on 10th November 2025 at 6.30pm in the Council Chamber, Town Hall, Okehampton**

Members Present:

Councillor T Leech (Chairman)
Councillor R Colman
Councillor T Cummings
Councillor M Ireland
Councillor M Richards
Councillor J Yelland

Councillor L Bird (Chairman, Property)
Councillor B Tolley (Chairman, Parks)

In Attendance:

Mrs E James (Clerk)
Councillor C Marsh

352. Apologies for Absence

None

353. Declarations of Interest

None.

354. Public Participation

None.

355. Members' Questions

Work in progress within a listed shop in Fore Street was highlighted. It was confirmed that the WDBC Planning Enforcement Team had been advised and had visited.

(Cllr Marsh left the meeting)

Concern was raised regarding Fireworks and the times that they were being set off over recent days, including at approximately 2.30am on 6th November 2025 which had been reported to the police. The law relating to Fireworks was noted: they must not be set off between 11pm and 7am with the following exceptions:

- They must not be set off after midnight on Bonfire Night
- They must not be set off after 1am on New Year's Day, Diwali, Chinese New Year

356. Planning Applications

3055/25/TPO TPO N16 T1 Oak – remove one stem at approximately 2.5m on west side, remove one branch at approximately 2.5m on the south west side, protruding over road, branches are contacting high top vans. 3 Oaklands Park, Okehampton

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

[3109/25/LBC](#) Listed Building Consent for proposed ATM & Signage removal. Lloyds, Fore Street, Okehampton.

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

[3216/25/FUL](#) Retrospective Change of use of existing Class C3 (flat) to Class E (Commercial, Business and Service). 4 Church Court, St James' Street, Okehampton.

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

[2971/25/FUL](#) Change of use of part of a residential care home (Use Class C2) to form 1 no dwelling (Use Class C3). Land Adjacent Ranelagh House, Lyndridge Court, Okehampton.

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

(Cllr Tolley arrived)

237. Appeals

[2120/25/FUL](#) (Appeal reference 6001230) Retrospective application for the formation of an independent basement flat. 30 Station Road, Okehampton

On the proposition of Cllr Yelland, seconded by Cllr Colman it was **RESOLVED** to support WDBC's reasons for refusal of the application, being:

The proposed sub-division of the existing dwelling would result in an unacceptable relationship between the two resulting units due to the extent of mutual overlooking and the consequent loss of privacy. This would lead to an unacceptably poor standard of residential amenity for future occupants, contrary to the provisions of Policy DEV1 of the Plymouth and South West Devon Joint Local Plan and the principles set out in the National Planning Policy Framework, including but not limited to those contained paragraph 135 (f).

358. Withdrawn Applications

[2387/25/ADV](#) Advertisement consent for 1 x digital advertising structure (two sided display) Pavement adjacent to Unit 1-2 Estate House, West Street Okehampton

[2388/25/FUL](#) Installation of 1 x digital advertising structure Pavement adjacent to Unit 1-2 Estate House, West Street Okehampton

The meeting was closed at 6.52pm.

Cllr Leech, Chairman