



Okehampton Town Council

Town Hall
Fore Street
Okehampton
Devon
EX20 1AA

01837 53179
townclerk@okehampton.gov.uk

Emma James
Town Clerk

24th November 2025

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on Monday 1st December 2025 at 7.15pm (or at the arising of the Property Committee Meeting, whichever later) in the Council Chamber, Fore Street, Okehampton.

Committee Membership consists of the following:

| | |
|--------------------------------------|--|
| Councillor T Leech (Chairman) | Councillor L Bird (Chairman, Property) |
| Councillor M Ireland (Vice-Chairman) | Councillor B Tolley (Chairman, Parks) |
| Councillor R Colman | |
| Councillor T Cummings | |
| Councillor M Richards | |
| Councillor J Yelland | |

Yours faithfully

E James

Emma James
Town Clerk

AGENDA

This meeting will be livestreamed through the Council's Facebook page. Persons attending will be captured on film except when seated in the public seating area, with the exclusion of the first row. Any speech may be picked up and broadcast.

A fire alarm drill is not planned. In the event that the alarm sounds, please make your way out of the building using either staircase to the meeting point in Red Lion Yard and await further instructions.

Councillors are reminded that to avoid the risk of being seen as predetermined or biased, they should consider all debate prior to deciding on how to vote on items of business.

Urgent items - items for information only can be brought to the attention of the Committee at the discretion of the Chairman at the end of the meeting.

No decision can be taken on items not detailed on the published agenda.

Please ensure mobile phones are turned off or to silent.

Business to be transacted.

1. **Apologies for Absence** - To receive apologies for absence from those Members unable to attend.

2. **Declarations of Interest**- To receive disclosures of interests from Councillors on matters to be considered at the meeting. The disclosure shall include the nature of the interested. If a Member becomes aware, during the course of the meeting, an interest that had not been disclosed they must do so immediately.
3. **Public Participation** – To receive questions or comments from members of public (please note that decisions cannot be made on items not detailed on the agenda.)
4. **Members' Questions** - To receive questions from Members regarding the workings of the Committee.
5. **Minutes** – to confirm and approve the minutes of the Planning Committee meetings held on 20th October and 10th November 2025
6. **Planning Applications** – To consider the following applications:

3180/25/TPO TPO N16 T1 Monterey Cypress - remove three co-dominant stems with evidence of damp and rot between stems, risk of stem failure
27 Oaklands Residential Park, Glendale Road, Okehampton
Comments by 3rd December 2025

3297/25/TCA G1 x 5 Sycamore - remove all branches on western side back to main trunk, fell one stem that leans out the most, trees hang low over shared car parking area and are entangled in multiple BT wires, stem to be removed identified in photographs
29 New Road, Okehampton
Comments by 2nd December 2025 (extension of time agreed)

3122/25/FUL Change of use of part of a residential care home (Use Class C2) to form 4no dwellings (Use Class C3)
Ranelagh House, Ranelagh Road, Okehampton
Comments by 18th December 2025

3377/25/HHO Householder application for rear terrace
7 Tors Road, Okehampton
Comments by 18th December 2025

7. **Appeals** – To consider any comment to be submitted in relation to the following appeal

0125/25/CLE Certificate of lawfulness for existing use of property as two separate dwellings
30 Station Road, Okehampton
Comments by 29th December 2025

8. **Planning Authority Decisions** – To note the decisions made by the planning authority as detailed on the circulated report
9. **Payment of Invoices** – To resolve to approve the payment of invoices as listed on the schedule.
10. **Members' Reports and Requests for Agenda Items** - To receive reports from Members attending other organisations on behalf of the Council
 - 10.1 Citizens Advice (Cllr Leech)
 - 10.2 Dartmoor Railway Association (Cllrs Ireland and Fisher)
 - 10.3 Ockment Centre (Cllr Leech)
 - 10.4 Okehampton & Area Health & Wellbeing Alliance (CVS) (Cllrs Richards and Leech)
 - 10.5 Okehampton & District Community Transport Group (Cllr Leech)
 - 10.6 OkeRail Forum (Cllr Ireland)
 - 10.7 Rural Market Town Group (Cllr Leech)

PART TWO – CONFIDENTIAL ITEMS

11. The Committee is recommended to pass the following resolution:
'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.
12. **Enforcement Issues** – To receive a report