



Okehampton Town Council

Town Hall
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**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 1st December 2025 at 7.15pm in the Council Chamber, Town Hall, Okehampton**

Members Present:

Councillor T Leech (Chairman)

Councillor M Ireland (Vice-Chairman)

Councillor R Colman

Councillor T Cummings

Councillor M Richards

Councillor J Yelland

Councillor L Bird (Chairman, Property)

Councillor B Tolley (Chairman, Parks)

In Attendance:

Mrs E James (Clerk)

1 Member of the Public

The meeting was not livestreamed due to a technical issue.

425. Apologies for Absence

None

426. Declarations of Interest

None.

427. Public Participation

None.

428. Members' Questions

None.

429. Minutes

On the proposition of Cllr Yelland, seconded by Cllr Ireland, it was **RESOLVED** to approve the minutes of the Planning Committee meetings held on 20th October and 10th November 2025.

430. Planning 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

Consideration was given to comments by WDBC's Tree Specialist who had yet to visit but believed the situation had not changed since the last application. On the proposition of Cllr Cummings, seconded by Cllr Yelland it was **RESOLVED** to OBJECT to the application.

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

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

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.

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

3377/25/HHO Householder application for rear terrace, 7 Tors Road, Okehampton

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

431. Appeals

0125/25/CLE Certificate of lawfulness for existing use of property as two separate dwellings 30 Station Road, Okehampton.

The Committee had no further comment to submit.

432. Planning Authority Decisions

The list of decisions made by WDBC was reviewed. It was noted that the decisions were in line with the comments submitted by the Committee.

433. Payment of Invoices

The Clerk confirmed that the Jewson invoice was for the purchase of fencing materials. On the proposition of Cllr Colman, seconded Cllr Bird, it was **RESOLVED** to approve the payment of invoices as listed on the schedule, BACS payments totalling £1,262.24 exclusive of VAT.

434. Members' Reports and Requests for Agenda Items

434.1 Citizens Advice

Criteria for foodbank referrals had been received by Cllr Leech and the most recent report circulated.

434.2 Dartmoor Railway Association

Cllr Ireland reported that enhancement of the station infrastructure was a current focus of the group and DCC had been requested to investigate the tenure of their area. In the Dartmoor Railway Shop on Platform 3 there was a model railway display for young people.

434.3 OkeRail Forum

Cllr Ireland reported a meeting of the Executive Committee had been held earlier in the day. The next meeting was on 15th January when a proposal to change the name of the group to the Rail Forum would be considered because these meetings were attended by members of other similar rail related groups. OkeRail would continue with a focus on Okehampton to Exeter and local issues.

A proposal to modify the 317 bus service route so that it includes stops at Waitrose and the railway station to be included on the next Full Council agenda. It was commented that the 6A bus to Bude was changing operator in January.

434.4 Ockment Centre

An electrical contractor was now working from the Ockment Centre and the income stream was mainly from room hire.

434.5 Okehampton & Area Health & Wellbeing Alliance (CVS)

The minutes of the last meeting had been circulated.

434.6 Okehampton & District Community Transport Group

Late cancellations and no shows were becoming more of an issue and harder to manage.

434.7 Rural Market Town Group

Cllr Leech had been unable to attend the last meeting from which information had been circulated. Rural Services Network information had also been forwarded to Councillors.

(The member of the public left the meeting)

PART TWO – CONFIDENTIAL ITEMS

435. On the proposition of Cllr Ireland, seconded Cllr Colman 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.

436. Enforcement Issues

The enforcement report and an update in relation to an associated concern that had been investigated by Planning Enforcement and Heritage Officers were noted.

On the proposition of Cllr Ireland, seconded Cllr Cummings the meeting moved back into Part 1 and was closed at 8.15pm.

Cllr Leech, Committee Chairman