



Okehampton Town Council

Town Hall
Fore Street
Okehampton
Devon
EX20 1AA

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townclerk@okehampton.gov.uk

Emma James
Town Clerk

16th January 2026

Dear Councillor

You are summoned to attend a meeting of the Planning Committee to be held on Monday 26th January 2026 at 7pm 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 1st December 2025 and 12th January 2026.
6. **Planning Applications** – To consider the following applications:

2354/25/FUL READVERTISEMENT (additional supporting information provided) Construction of food store (Class E A) with associated parking, landscaping, drainage & servicing.
Land at SX 612 953
Comments by 5th February 2026

0043/26/FUL Retrospective change of use of existing first floor Class C3 (flat) to Class E (Commercial, Business and Service) and ground floor Class Sui Generis to Class E (Commercial)
4 Church Court, St James Street, Okehampton
Comments by 19th February 2026

7. **Planning Authority Decisions** – To note the decisions made by the planning authority as detailed on the circulated report
8. **National Planning Policy Framework (NPPF)** – To consider a report from Cllr Leech about changes to the document and government consultations
9. **Historic Windows** – To consider a query from Cllr Marsh about the removal of a leaded window from above the old Air Ambulance Shop in Fore Street and protection of historic windows within the conservation area.
9. **Policies** – To consider the policy and make recommendation to the Policy & Resources Committee:
 - a) Tree Policy Statement
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 Dartmoor Railway Association (Cllrs Ireland and Fisher)
 - 10.2 OkeRail Forum (Cllr Ireland)
 - 10.3 Citizens Advice (Cllr Leech)
 - 10.4 Ockment Centre (Cllr Leech)
 - 10.5 Okehampton & Area Health & Wellbeing Alliance (CVS) (Cllrs Richards and Leech)
 - 10.6 Okehampton & District Community Transport Group (Cllr Leech)
 - 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