



Okehampton Town Council

Town Hall
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Okehampton
Devon
EX20 1AA

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**Minutes of a Okehampton Town Council Planning Committee Meeting
held on 3rd August 2026 at 7pm in the Council Chamber, Town Hall, Okehampton**

Members Present:

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 Ricketts	
Councillor J Yelland	

In Attendance:

Mrs E James (Clerk)

The meeting was livestreamed through the Council Facebook page.

170. Apologies for Absence

On the proposition of Cllr Ireland, seconded by Cllr Cummings it was **RESOLVED** to accept apologies tendered by Cllr Richards (personal).

171. Declarations of Interest

None

172. Public Participation

None

173. Members' Questions

Cllr Ireland commented that the Okehampton Interchange Station opening had taken place on 31st July.

Cllr Cummings asked if planning consent would be required for the rebuilding of the Promise School and it was comments that it would depend on the rebuild plans.

174. Minutes

On the proposition of Cllr Tolley and seconded by Cllr Cummings it was **RESOLVED** to approve the minutes of the Planning Committee meetings held on 30th March, 15th June and 13th July 2026 for signing by the Chairman.

175. Planning Applications for Consideration

[1991/26/HHO](#) Single storey extension to side of dwelling. 15 Berryball Close, Okehampton. On the proposition of Cllr Cummings, seconded by Cllr Colman, it was **RESOLVED** to support the application.

176. Asset of Community Value Nomination

Cllr Yelland declared a pecuniary interest and left the room for this item of business
Cllr Leech declared a personal interest being a Member of WDBC

The need for affordable housing and the biodiversity of the site was debated. On the proposition of Cllr Cummings, seconded by Cllr Ireland (4 in favour, 2 against, 1 abstention) it was **RESOLVED** to support the nomination of Hog's Wood/Wonnacott's Meadow, Okehampton as an asset of community value in its entirety.

Cllr Yelland returned to the meeting.

177. Planning Authority Decisions

The Committee reviewed the split decision made by WDBC in relation to planning application 1412/26/TPO. It was clarified that the Committee had resolved to support the felling of the Leylandii, subject to replacement with an indigenous species and not to support the felling of the Birch, proposing that lesser works be considered, such as root pruning or improvements to the surrounding ground.

178. National Planning Policy Framework (NPPF)

No further details had been received from the government. WDBC were providing a planning update for Town and Parish Councils on 29th September 2026. Councillors wishing to attend were required to advise the Clerk.

179. Payment of Invoices

On the proposition of Cllr Yelland, seconded by Cllr Colman it was **RESOLVED** to approve the schedule of payments, the BACS payments totalling £6,366.05 exclusive of VAT.

180. Members' Reports and Requests for Agenda Items

180.1 Citizens Advice

No meeting had been held since the last report.

180.2 Devon Communities Together

Cllr Cummings advised he was not aware of any recent meeting that had taken place.

180.3 Ockment Centre

A Trustees meeting was being held later in the month.

180.4 Okehampton & Area Health & Wellbeing Alliance (CVS)

Cllr Yelland reported that CVS had a stand at Okehampton Show on 13 August.

180.5 Okehampton & District Community Transport Group

Cllr Leech reported that the group had applied for grant from GWR 'The Last Mile' but were unsuccessful. The Community Liaison Officer had left, additional volunteer drivers had been recruited and an issue with clients not informing the group about cancellations was ongoing.

180.6 Rail Forum (previously Oke Rail)

Cllr Ireland advised that meetings now quarterly, the last being in July. Exeter University had been in attendance and had offered to bring together the existing surveys to identify further work required. The next meeting was in October.

180.7 Rural Market Town Group

Last meeting had focused on how to look after the elderly in rural areas. Cllr Leech suggested that some ideas could be helpful in Okehampton should Councillors want to take any action. Information had been circulated.

181. Urgent Business

Work to the Crediton Road Footpath had started but telecom work had to be undertaken. The Adpad site had street lighting but no power to the columns, power was required to be provided before the footpath was completed to prevent the pavement having to be dug up once laid. The cabling route was through a hedge, and an ecology report was needed before

this could be progressed. It was still hoped to complete the footpath by the end of the summer school holiday.

PART TWO – CONFIDENTIAL ITEMS

182. 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.

183. Enforcement Issues

The enforcement report was noted.

On the proposition of Cllr Tolley, seconded by Cllr Ireland it was **RESOLVED** to reinstate Standing Orders and the meeting was closed by the Chairman at 8.02pm

Cllr Leech, Committee Chairman