

**Minutes of Okehampton Town Council Planning Committee held on
Monday 23 November 2015 in the Council Chamber, Town Hall, Okehampton at 7.00 pm**

Committee Members Present: Councillor T Cummings (Chairman)
Councillor Mrs V Cushing
Councillor Mrs J Goffey
Councillor Dr M Ireland
Councillor R Rush
Councillor B Stephens
Councillor D Weekes
Councillor P Vachon (Town Mayor)

Other Members Present: Councillor Mrs J Carpenter
Councillor Miss C Holt
Councillor Mrs J Yelland

In Attendance: P R Snell (Town Clerk)

	Action
<p>298. <u>Apologies for Absence</u> - Apologies for absence were recorded on behalf of Councillor Leech.</p>	
<p>299. <u>Deferment of Business</u> - A member of the public introduced herself as Lynn Lane, patient representative of the Okement Surgery. Ms Lane informed the Committee of the impending closure of the surgery, of her actions in bringing the matter to public attention and of the alleged degree of apparent incorrect information that had been given by the NHS in connection with the closure. It would appear that some 1200 to 1800 patients were being required to find another surgery at relatively short notice. The Chairman informed Ms Lane that the matter would receive the Council's attention and that the issue would be discussed at the next available Council meeting.</p>	
<p>300. <u>Members' Questions</u> -</p> <p>(i) Councillor Ireland reported that he had received information from the Dartmoor Rail Supporters' Association that some wind generators at the Denbrook Wind Farm were scheduled to be placed closer to the Okehampton rail line than normal Network Rail regulations would allow and asked what could be done as this would have a direct impact on rail traffic between Yeoford and Okehampton. The Chairman noted Councillor Ireland's concern and asked that the members of West Devon Borough Council present take the matter forward to the Borough Planning Department.</p> <p>(ii) Councillor Cushing noted from the minutes that the issue of jumping red lights was due to be brought to a future Planning Committee. The</p>	<p>Cllrs Stephens & Yelland</p>

Clerk reported that this issue would be on the agenda of the January Planning meeting.

- (iii) Councillor Cushing asked if any further action had been taken with reference to the steel-coloured shutters at the windows of the Plume of Feathers. Councillor Yelland responded that she understood the matter was with Planning Enforcement.

301. Minutes - The minutes of the Planning Committee meetings held on 12 October and 2 November 2015 were approved and signed on the proposition of Councillor Goffey, seconded Councillor Ireland.

302. Matters Arising -

302.1 Prior Notification Applications - The Committee noted the response sent from West Devon Borough Council concerning prior notification applications and the latest information sent from the Planning Department.

302.2 Developers' Forum - The Clerk confirmed that the draft letter arising out of the Working Group meeting, having been considered by the full Council, had been amended and sent to the Leader of West Devon Borough Council.

302.3 Application 00999/2015 - The Clerk reported that he had asked for further information on this application concerning the state and location of the tree in question, but that no further response had been received from West Devon Borough Council. The Clerk had requested that the Council's concern to see a crown reduction rather than a tree removal - except in over-riding circumstances - be noted.

303. Planning Applications:

01054/2015

Full.

Householder application for two-storey side extension at May Villa, 47 Crediton Road, Okehampton EX20 1LY.

Mr K Osman.

The Committee resolved to support this application on the proposition of Councillor Goffey, seconded Councillor Ireland and agreed.

01092/2015

Full.

Application for change of use from a first floor function room ancillary to drinking establishment (Use Class A4) to a wholesale Mixing and Distribution Facility for the distribution of ethanol alcohol to drinks manufacturers at 22 North Street, Okehampton EX20 1AR.

Mr E Bailey

After much discussion, the Committee resolved to return a neutral view adding the following comments and concerns:

- the Council felt that the information provided was insufficient to make an informed decision
- the change of use implied also a change in character in an essentially residential area to a small industrial operation
- there was a concern that a full fire risk assessment should be carried out if quantities of ethanol alcohol were to be stored and used on the premises
- although the current use involved deliveries, the proposed use of the premises as a distribution facility implied an increased volume and frequency of vehicular access through a narrow one-way street with very limited parking facilities, this on the proposition of Councillor Stephens, seconded Councillor Ireland.

304. Planning Decisions - None received.

305. Our Plan - Councillor Leech had reported via email report that West Devon Borough Council had produced a document showing how Neighbourhood Plans should work with the Our Plan process. It was anticipated that the Housing Bill currently proceeding through its stages of Parliament would have a further big effect on Our Plan which was yet to be assessed.

306. Members' Reports and Reminder for Agenda Items -

- (i) Dartmoor Railway Supporters' Association - Councillor Ireland reported that the DRSA annual dinner was to take place at the Fox and Hounds, that the Polar Express was proceeding as planned and that one of the DRSA Committee had been appointed to serve on the Peninsula Rail Task Force Group.
- (ii) Ockment Centre - Councillor Leech reported that the closure of the JobCentre Plus office and of the Okehampton Times office in the Ockment Centre would have a significant effect on the revenue for the Centre. It transpired that the Men in Sheds organisation would now be working with the Community Garden group. The main hall roof at the Centre was due to be upgraded and this would allow for a solar system to be installed in the fullness of time. The Ockment Centre Manager would be applying for grants to fund that project.
- (iii) Devon Heartlands Community Development Trust - Councillor Cushing reported from the recent meeting that:
 - there was a shared vision in support of a railway service between Okehampton and Exeter
 - local communication was enhanced by circulation of the Good Neighbours pamphlet, which had achieved a circulation of 1800 quarterly
 - Dil Lord as the Locality Officer had spoken at the last meeting and described her role

Action

- it was suggested that the Town Council might improve its engagement with the public through the use of surgeries
- the next meeting on 3 December was scheduled to take place at Lyndridge in Okehampton.

307. Review of Enforcement Cases - No summary had been provided by the Borough Council at the point of the meeting and therefore Part Two procedures were not required.

The meeting was closed at 7.55 pm.

Councillor Leech
Chairman