

**Minutes of Okehampton Town Council Planning Committee Meeting held on Monday
3rd June 2013 in the Council Chamber, Town Hall,
Fore Street, Okehampton at 7 pm**

Committee Members Present: Councillor A Leech (Chair)
Councillor Mrs M McDonald (Chair Policy & Resources)
Councillor Dr M Ireland
Councillor Mrs J Goffey (Chair, Property)
Councillor P Vachon
Councillor D Pledger

Other Members Present: Councillor T Cummings

In Attendance: Mrs J Gillard (Deputising for Town Clerk)

34. **Apologies for Absence** - Apologies for absence were presented on behalf of Councillor M Davies and Councillor Mrs C Marsh and Councillor C Letchford.
35. **Deferment of Business** – (for comment by the public) – There were 2 members of the public present.

Mr K Webber spoke about Planning application 00473/2013 Okehampton College installation of biomass heat cabin. He explained it would produce economical, ecological and environmental benefits, they have obtained a grant to fund it. His desire would be to source the wood pellets locally and the waste would be used on the College gardens. He explained this type of heating system was already in place in Exeter University and other colleges.

Mrs K Bickley spoke about Planning application 00523/2013 Okehampton Community Garden. She explained this application was formalising the original ideas for setting up the garden. A single solar panel would produce electricity, the polytunnel would extend the growing season on the exposed site and provide shelter. They have funding for the meeting room and the pond would be fenced for safety. They have no intention to remove any hedges, the Ring & Ride service would be happy to serve the site. They have consulted with Dartmoor National Park who have no issues with the site. She explained the appearance of the site would be enhanced when the site was fully developed.

36. **Members Questions** – there were no questions presented by Members.
37. **Minutes** – the minutes of the Special Planning Committee meeting held on 23rd April 2013 and the meeting held on 29th April were approved and signed by the Chair on the proposition of Councillor M Ireland, seconded by Councillor Mrs M McDonald.
38. **Matters Arising** –
- 38.1 **Western Greyhound Buses** – The Acting Clerk advised the issues would be discussed on the 6th June at Eastern Links Parishes Meeting, any further action required to be agreed at next meeting.

38.2 **Green Spaces/TPOs** – no update from Chair at this stage.

39. **Plans** – See attached Appendix A

40. **Past Planning Applications**

00191/2013 Application to carry out tree works under tree preservation order at Rondor & Gunns Yard, North Street, Okehampton. Conditional consent – noted.

00251/2013 Householder application for alterations to dwelling including insertion of dormer windows to facilitate loft conversion at 18 Leaholes Avenue, Okehampton. Notice of conditional consent – noted.

00266/2013 Variation of condition 2 of previously approved application number 02899/2013 to allow use of building to other health therapies within D1 at Cedar Cottage, Park Row, Okehampton. Notice of conditional consent – Noted.

41. **Supplementary planning Document – Assessing the Impact of New Retail Development in West Devon** - The Chair advised this Policy was now in place and has been adopted by West Devon Borough Council.

42. **Okehampton Masterplan** – The Chair reported Rebecca Black (WDBC) had attended the recent Vision Steering Group meeting. The proposed structure of the document was discussed and members were reminded there was to be a joint meeting with her and Okehampton Hamlets Parish Council on 23rd July in the Town Hall to discuss this further.

43. **Members Reports** –

Ockment Centre - The Chair reported the Centre had joined with various other local organisations to get Workskills Hub going and they have been successful in obtaining funding for training.

DevonVoice – no report.

Dartmoor Railway Supporters Association – Councillor Ireland advised the AGM had recently taken place, membership currently 323, Meldon Buffet now closed but took £12k in 2012 and £15k in 2011. Volunteers working on the coaches and maintaining the Station and infrastructure. Sunday rover service has commenced but publicity leaflet advises link with Heritage Service which does not exist at present. BARS have advised Association they would have to pay a track access fee if they wanted to run a Heritage Service. Councillor Ireland has a meeting with Devon Rail Partnership to discuss promotion of the line.

Okehampton Matters – Councillor Mrs McDonald advised there has been no meeting but she was still liaising with West Devon re fly tipping issues.

Okehampton Vision - Councillor Vachon reported there were concerns that not all organisations were being represented in this forum. Feedback was needed from the Events Manager to assist with future funding requests. BID – paper out for consultation. Investigating how environmental skills learnt at Okehampton College could be cascaded to the Community.

Meeting closed at 9.55 pm.

Councillor A Leech
Chairman

00432/2013

Full. Creation of 2 additional flats including installation of a rear dormer
24 West Street, Okehampton EX20 1HH Mr I Connock

Concerns raised over amenity – density of the site development, also road safety as vehicles would have to drive across footpath. Proposed by Councillor Vachon and seconded by Councillor Mrs Goffey to object to proposal.

00459/2013

Full Change of use of ground floor to A5 hot food take away
37 Fore Street, Okehampton EX20 1HB Mr R Ahmed

Concerns raised over road safety – cars would park in Fore Street within close proximity to traffic lights causing traffic problems. Concerns also raised on the impact on neighbours – noise and smell and litter. Suggested Police Architects be consulted. It was also pointed out the benefits of an empty premises being used as opposed to staying empty. No Councillors in favour or proposal, 4 Councillors Neutral view and 2 Councillors objecting to proposal, therefore agreed neutral view to be submitted.

00458/2013 258423,94995

Full Householder application to replace existing garage with single storey side extension
10 Bright View, Okehampton EX20 1JR Mr A Daniel

Councillors resolved to support application.

00493/2013

Works to trees in conservation area for the felling of 4 trees located in the front garden of 58 Station Road - 1 laburnum, 1 Lawson cypress, 1 plum and 1 unidentified deciduous tree with a damaged top
58 Station Road, Okehampton EX20 1ED Mr Staveley-Brown

Councillors resolved to support felling of Lawson cypress and unidentified deciduous tree with damage but not the other 2 trees as no justified reason for the felling could be seen.

00473/2013

Full Installation of biomass (wood pellet) heat cabin
Okehampton College, Mill Road, Okehampton EX20 1PW Mr K Webber

Councillors resolved to support the application.

00523/2013

Partially retrospective application for change of use of land from agriculture to community garden, including erection of polytunnel, solar panels, meeting room, toilets, excavation of pond and cycle, car and bus parking and turning areas.
Land opposite The Beacon, Fatherford Road, Okehampton
Okehampton Community Garden (Mrs M Pearson)

Concerns raised over access arrangements and the narrowness of Fatherford Road also visual impact of meeting room. After discussion resolved to support application with condition imposed that the number of car parking spaces be reduced.

