

**Minutes of an Okehampton Town Council Planning Committee Meeting  
held at 7pm on 4<sup>th</sup> March 2024 in the Council Chamber, Town Hall, Okehampton**

**Committee Members Present:** Councillor M Ireland (Chairman)  
Councillor R Colman (Chairman, Property)  
Councillor J Yelland (Chairman, Policy & Resources)  
Councillor L Bird  
Councillor T Cummings

**In Attendance:** Mrs C Ellis (Assistant Town Clerk)

**Action**

- 613** **Apologies for Absence** – Apologies tendered by Cllr Leech (health), Cllr Richards (work), Cllr Fisher (work) and Cllr Holt (personal) were **approved** on the proposition of Cllr Bird, seconded Cllr Yelland.
- 614** **Declaration of Interests** - None
- 615** **Public Participation** – None
- 616** **Members Questions** – None
- 617** **Railway Bus Links** – The Committee were concerned there would be a reduced bus service serving the current railway station when the new Transport Hub was in service. It was agreed both stations needed to have a regular bus service. This would be discussed at the next OkeRail meeting.
- 618** **Minutes** – On the proposition of Cllr Colman, seconded Cllr Bird, it was **RESOLVED** to approve the minutes of the Planning Committee meetings held on 8<sup>th</sup> January 2024 and 5<sup>th</sup> February 2024.
- 619** **Planning Applications**
- 0451/24/TPO** It was noted the following application had been withdrawn.  
T001: Atlas cedar – Fell tree to ground level, tree will never fully form on southern side due to frequent pruning and to minimise future issues with drainage services, re-planting a more suitable tree away from underground above ground services. T002 Rowan – Fell to ground level due to being in decline and entering services causing damage/disruption. T003: Rowan – Fell tree to ground level due to being dead. T004: - Norway Maple – Fell tree to ground level, justification the base of the tree has occluded a wooden post successfully, this tree is directly above main lateral sewer drain which is also considered to have root ingress and have severe defects, this tree is also directly above drainage services and is more than likely causing root ingress within drainage system.  
4 Oaklands Park, Okehampton EX20 1LN
- 0534/24/TCA** T1 Embotrium Coccineum – Fell Appledore, 60 Station Road, Okehampton EX20 1ED. On the proposition of Cllr Cummings, seconded Cllr Bird, it was **RESOLVED** to support the application as long the tree had been assessed by WDBC Planning to confirm the tree was dying and could not be saved.
- 620** **Appeals** – The Committee noted the following appeals.

Clerk

**APP/Q1153/W/22/3309071**

**1861/21/CAC** Re-advertisement (revised plans received) Conservation area consent for demolition of redundant stone warehouse buildings. The Old Mill, Mill Road, Okehampton EX20 1PR

**APP/Q1153/W/23/3327985**

**440/22/OPA** Land adjacent to Baldwin Drive, Radford Way, Okehampton. Outline planning permission with some matters reserved (accesses) for a mix of around 60 1 to 4 bedroom residential dwellings and associated infrastructure.

**621** **Planning Authority Decisions** – The Committee noted the following decisions made by the planning authority.

**1437/23/CLP** Certificate of Lawfulness for Proposed removal of conservatory to two storey extension to rear of the property. 14 Craon Gardens, Okehampton EX20 1SY

**Cert of Lawfulness (Proposed) Refused**

**1709/23/FUL** Conversion of shop into two flats (Use Class C3) (part retrospective) 3 St James Street, Okehampton EX20 1DW

**Conditional Approval**

Resolution of the Planning Committee was to submit a support response.

**3856/23/TCA** T1-T48: See tree safety report for details of works to trees (excluding T007 and T012). Sweetlands, Vicarage Road, Okehampton EX20 1LE

**No objection raised**

Resolution of the Planning Committee was to submit a support response.

**4219/23/TCA** T1 – Ash, fell due to dieback disease (referred to as T004 in the Tree Survey/Risk Assessment), T2 – Sycamore, crown lift of lowest hanging branch to a height of 8 meters from ground level, this being the height at which the branch joins the tree trunk, to allow use of the area and increase light levels. Cemetery Extension, South Church Lane, Okehampton EX20 1LE

**No objection raised**

**3755/23/TPO T1:** Species unknown – crown height reduction by 5m to allow light into property, concerns tree may fall.

**Refused**

The resolution of the Planning Committee was to submit an objection response.

**3956/23/TPO** T009: Turkey Oak – pollard to approx. 5m from ground level for tree health, T004 x 1 Early Mature Ash Tree – sectionally dismantle, fell and remove to ground level due to dieback and risk of falling.

Rivers Edge Court, Oaklands Drive, Okehampton

**Split Decision**

**Part 1 Grant permission for lesser works**

**Part 2 Refuse permission to fell**

Resolution of the Planning Committee was to submit a neutral response.

**Premises Licence** - Application from the Home Office Enforcement to revoke the Premises Licence at Rajpoot, 25 Fore Street, Okehampton, EX20 1DL.

The grounds for the review were failure to meet the licensing objective of 'Prevention of Crime and Disorder' due to concerns relating to illegal working.

On the proposition of Cllr Cummings, seconded Cllr Colman, one abstention, it was **RESOLVED** submit a neutral response to the application as the Committee felt there was not enough information to make a considered decision.

Clerk

**622** **Neighbourhood Plan** – Cllr Colman reported there was a hearing in April regarding the Neighbourhood Plan.

**623** **Payment of Invoices** – On the proposition of Cllr Colman, seconded Cllr Cummings, payment of invoices in accordance with the schedule were **APPROVED**.

**624** **Member's Reports and Requests for Agenda Items**

**624.1** **Dartmoor Railway Association** – Cllr Ireland reported there was a OkeRail Executive Group meeting on 7<sup>th</sup> March, and he would add to the agenda the issue regarding bus timetables to both stations. Network Rail would be attending the Annual Town Meeting on 8<sup>th</sup> April at the Ockment Centre, and the public would be able ask questions direct to them. They were discussing the possibility of a Summer Sunday Service.

**624.2** **OkeRail Forum** – The next meeting was on 3<sup>rd</sup> April 2024

**624.3** **Ockment Centre** – No report.

**624.4** **Okehampton & Area Health & Wellbeing Alliance** – No report.

**624.5** **Beacon Path, Sticklepath to Okehampton** – Cllr Bird reported they meet bi-monthly. She was disappointed GWR were not encouraging bikes on the trains and not supporting Active Travel. Cllr Bird had tried to book a bike space, but they were never available although there were empty spaces on the trains for the bikes. Cllr Ireland would raise the issue with OkeRail and GWR at the next meeting.

**625** **On the proposition of Cllr Cummings, seconded Cllr Colman 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.**

**511** **Enforcement Issues** – Planning enforcement cases were noted. On the proposition of Cllr Yelland, seconded Cllr Cummings, the Committee **RESOLVED** to ask WDBC Planning for an update on one of the enforcement cases.

Clerk

On the proposition of Cllr Cummings, seconded Cllr Bird it was **RESOLVED** to exit Part 2 and to ratify decisions made. The Chairman closed the meeting at 7.57pm

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Chairman