



## Okehampton Hamlets Parish Council

**Minutes of a Meeting held at 7.30pm on Tuesday 1<sup>st</sup> November 2016 at Okehampton Town Hall, Okehampton.**

### **Councillors Present -**

D Webber  
A Ewen  
R Maile  
M Littlejohns  
M Cooper  
P Heard  
J Heard

Also Present – Cllr A Leach and Cllr J Yelland (WDBC)  
Mrs J Gillard, Parish Clerk

Before the meeting commenced, the Chairman and Councillors presented 2 Grant cheques. The first to Sue Wonnacott from Okehampton Community Transport Group and the second to Julie Yelland, Okehampton Street Pastors. Both recipients thanked the Council for the awards and gave a brief update of their Groups current activities.

1. **Members of the Public** – Mr G Wise was present, he spoke in connection with the planning application detailed in item 9.3 below. He stated the application did not comply with WDBC Development Plan and the land had previously been rejected for potential development. He distributed written details of his full concerns and objections to the application.
2. **Declarations of Interest** – Cllr Ewen declared a personal interest in item 9.1 Cllrs Webber and Cooper declared a personal interest in item 9.4 as they are Trustees of Okehampton United Charity who are the owners of the land.
2. **Apologies** – were received and accepted from Cllr D Luxton and apologies were also received from Cllr K Ball and Cllr M Davies.
4. **Approval of Minutes of the previous meeting held on 4<sup>th</sup> October 2016** were agreed as a true record and signed by the Chairman. Proposed by Cllr Cooper and seconded by Cllr Maile.
5. **Matters arising from the minutes**
  - 5.1 Abbeyford Wood sewage leak – no new developments or further update.
  - 5.2 ‘Get up to Speed Broadband’ – to consider offer of holding community event. Carried forward to next meeting..
6. **DCC and WDBC** – to receive any reports/updates from Councillors present.  
Cllr Yelland advised that on 12<sup>th</sup> November there is to be a Public Consultation event organised by OkeRail in Okehampton Charter Hall, 9am – 1pm, all welcome to attend. She also reported that qualified traffic management personnel have been employed to control

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traffic for the Polar Express trains and that the timetable has been revised giving longer gaps between the trains in an effort to minimise traffic disruption. She advised any traffic issues in connection with this event should be reported to the Police.

**7. Neighbourhood Planning** - Cllr Yelland reported she has been raising funding for the project. She has been successful in obtaining £4.5k for communications, and another £4.5k is pending for circulation. There is also £6k of technical support available which could assist with a Housing Needs Survey and help with writing policies.

**8. To receive reports from meetings attended by Parish Council representatives including –** none.

**9. Planning** – to consider and agree response to applications listed below together with any others received up to date of this meeting.

9.1 WDBC 2853/16 Householder application for loft conversion with extended gable detail to provide additional first floor bedrooms. Brightley Farm Bungalow, Brightley. Councillors resolved to support this application, proposed by Cllr Webber and seconded by Cllr Cooper.

9.2 WDBC 3001/16 Variation of condition 2 of planning consent 01324/2014 to allow revisions to previous drawings, land adjacent to 25,26,27,28,29 Hillside Drive, Okehampton. Councillors resolved to object to this application, proposed by Cllr Littlejohns and seconded by Cllr Ewen. Concerns were raised over the original datum height information, also that a precedent would be set if the height of the fence was raised. It was felt the proposals would not solve the current issues at the site and it was also agreed the application should go to Planning Committee.

9.3 WDBC 2573/16 Outline application with some matters reserved for 50 dwellings with mixture of dwelling size and tenure including details of access, land at SX 603 952, south of Exeter Road, Okehampton. Councillors resolved to object to this application, proposed by Cllr Ewen and seconded by Cllr Cooper. It was agreed that Cllr Webber and Clerk respond to WDBC and cover the following points –

Not in accordance with adopted Local Plan, Highways issues, the sewerage system – capacity and the need to pump materials, accuracy of the environmental study, location of a well on the land, appropriateness of developing a green field site, the visibility of the site from Dartmoor, the need of a buffer between Okehampton and the A30.

9.4 WDBC 2591/16 Change of use of land from Community Garden to mixed use, the erection of a community workshop and associated works, Okehampton Community Garden, Fatherford Lane, Okehampton. Cllrs resolved to support this application, proposed by Cllr P Heard and seconded by Cllr Littlejohns.

9.5 WDBC 2647/16 conversion of existing building used as an Art Gallery to provide holiday let accommodation, Moorland View road from Kigbeare Cross to Thorndon Cross EX20 4NE. Resolved not to submit any comments, proposed by Cllr Ewen and seconded by Cllr J Heard.

9.6 DNP 0502/16 Replacement highway services building, extended car park and HGV parking area, landscaping and outline permission for hotel up to 1260 sq m over 2 floors, White House Service Station, Okehampton. Resolved to submit a No Comments response, proposed by Cllr Ewen and seconded by ~Cllr P Heard.

9.7 DNP Local Plan consultation – invitation to workshop on 8<sup>th</sup> November, 2 – 5 pm, to agree representatives attending. Agreed Cllr Littlejohns and Cooper to attend.

9.8 WDBC – 3077/16 Proposed enlargement of a roof dormer and internal alterations, Upcott House, Upcott Hill. Resolved to support application, proposed by Cllr Webber and seconded by Cllr J Heard.

## 10. Meldon Woods & other property issues.

10.1 Management Plan – The Clerk reported Coastal Tree Consultancy have agreed to undertake the Work. They have discovered that to submit a grant request to The Forestry Commission that the Council need to register with the Rural Payments Agency and obtain both SBI and CRN numbers. In view of the time it would take to complete this, it was agreed that a TAP application should be made for £1000 and that registration with the RPA be undertaken for future possible grant applications.

**11. Future of Okehampton Hospital Beds** – to receive updates on current position re proposals and consultation and to agree any actions required. It was reported that Okehampton Town Council were holding an open meeting on 11<sup>th</sup> November and the CCG were holding meetings on 16<sup>th</sup> and 18<sup>th</sup> November. Flyers were being printed and councillors agreed to help with the distribution of these.

## 12. Correspondence

12.1 RBL Poppy appeal – agreed to donate £50 for costs of wreath, proposed by Cllr L Heard and seconded by Cllr Maile. Cllrs Littlejohns and Cooper to represent the Council on the Parade.

12.2 Devon Highways – to consider response to survey received. Councillors agreed that Cllr Webber and Clerk to respond on behalf of Council.

12.3 DNP – to consider mail received from Ian Brooker (Previously circulated) re publishing article in Enjoying Dartmoor magazine on Meldon Woods. Agreed an article could be published on the understanding it was approved by the Council prior to printing.

12.4 WDBC – BT Payphone kiosk removal, to consider response to consultation previously circulated. Agreed it seemed appropriate the kiosk in Exeter Road near Stockley could be removed and that the Council did not wish to adopt it.

12.5 Devon Highways – to consider invitation to workshop 22<sup>nd</sup> Nov at Hatherleigh. Agreed Cllr Webber to attend.

## 13. Accounts

Current Account at	15/10/16	£	10931.88
Deposit Account at	05/09/16	£	<u>26377.12</u>
Total		£	37309.00
<b>Less 'Restricted' Funds</b>			
Links Administration			136.11
<b>Total 'Unrestricted' Funds</b>			<b><u>£ 37172.89</u></b>

### Less Unpresented chqs

001173	OCRA	200.00
001186	Meldon Village Hall	55.00
001187	Okehampton T C	15.00
001188	Coronation hall	66.00
001189	OUC	150.00
001190	Oke Street Pastors	300.00
001191	Oke Community Tpt	500.00
		<b>1286.00</b>

**Total Available Funds** **£ 35886.89**

**Funds received** – WDBC £7500 Precept, Aggregate Industries £491.75

**13.1 Accounts for payment –**

Mrs J Gillard (wages £328.32, exp £19.55          £ 394.67  
and mileage £46.80 )  
Broadbury Landcare    £ 140.00

Resolved accounts be settled, proposed by Cllr Ewen and seconded by Cllr J Heard.

**13.2 2017/18 Precept** – to hold preparatory discussion re budget setting for coming financial year and to consider request received from OCRA (previously circulated). Agreed that OCRA was an organisation that the Council should continue to support, however the amount requested did not seem appropriate.

**PART TWO**

Items which may be taken in the absence of the press and public.

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 as they involve the likely disclosure of sensitive and confidential information.’ Proposed by Cllr Littlejohns and seconded by Cllr Cooper.

16. . **Date and venue of next meeting** confirmed as 7.30pm, Tuesday 6<sup>th</sup> December 2016 at Meldon Village Hall.

The meeting was declared closed at 9.35 pm

Signed ..... Date .....

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