



Okehampton Hamlets Parish Council

Minutes of a Meeting held at 7.30 pm on Tuesday 2nd April 2019 at Okehampton Town Hall, Okehampton.

Councillors Present -

R Maile
M Cooper
B Wood
D Webber
J Heard
M Littlejohns

WDBC – Cllr J Yelland, Cllr A Leech

Mrs J Gillard, Parish Clerk

Absent – Cllr P Heard

1. Members of the Public - a presentation was received from representatives from Redrow Developments and their agents in connection with the Romansfield developments. Their planning application for Phase 2, approx 75 units of 3 and 4 bed properties is being considered by WDBC. Phase 1 contained 2 bed properties, Redrow principle is to build higher quality family homes. Planners have indicated they require an equal split of 2,3 and 4 bed units across the Redrow and Adpad development. Redrow explained why they felt their application was in line with Development Policies as it currently stands and they requested support from this Council for their existing application.

2. Declarations of Interest – Cllr Wood declared a personal interest in item 10.3 as a resident of the area.

3. Apologies - apologies were received and accepted from Cllr Ewen.

4. Approval of Minutes of meeting held on 5th March 2019 these were agreed as a true record and signed by the Chairman. Proposed by Cllr Cooper and seconded by Cllr Webber.

5. Discussion on Redrow letter of 1st March, site visit and presentation of 2nd April. Councillors discussed the presentation from Redrow, the following resolution was then proposed by Cllr Wood and seconded by Cllr Webber, all in favour. *This council resolves to support the Redrow Homes submission to West Devon Borough Council Planning Department for the second phase of their current development in the Hamlets. The council's own anecdotal and empirical evidence is in agreement with this submission, which is in agreement with WDBC Policy Dev 8. There is a proven and increasing need for more three and four bedroom houses in the Okehampton area to support the growing and developing families within the district. We also support the view that two bed roomed properties will be released by Okehampton and district residents moving to larger homes. We note that the requirements of the Section 106 agreement were met in phase 1 and that two bedroom properties are being built within this phase. The density and design of the proposal is sympathetic to the aspirations of the Parish Council and appropriate for developments within the Parish. We also recognise the need for more one and two bedroom homes within the area of the Hamlets & Town Councils to support residents requiring that type of accommodation, which future developments should fulfil. We further recognise the need for more land for self build properties and community facilities being made available in the future, which will be reflected in the Okehampton Town and Hamlets Joint Neighbourhood Plan when it is published.*

6. DCC and WDBC – to receive any reports/updates from Councillors present.

Cllr Leech advised the Joint Local Plan had now been approved by all 3 Councils, there is now a 6 week period before it comes into force. There is a £500k saving needed in WDBC budget for 2020/21. The first Planning in Principle applications for the area were rejected by WDBC Planning officers. The Redrow and Adpad planning applications are likely to be considered by the last meeting of the existing Planning Committee before the May elections.

Cllr Yelland reported the expression of interest in the Future High Street Fund has been submitted, outcome expected during the summer.

The Chairman thanked the WDBC for their attendance.

7. Neighbourhood Planning - the recent meeting was attended by Cllrs Wood and Webber. Progress is being made, meeting 9th May when the Consultant will discuss costings for writing of policies etc. Group meeting 21st May.

8. Reports from Councillors including meetings attended –

8.1 Northern Links – attended by Cllr Ewen, meeting notes to be distributed by Clerk.

8.2 Okehampton & District Chamber of Trade – ‘tidying up’ meeting attended by Cllr Maile, only 3 other attendees, proposals for dispersal of funds agreed, they were appreciative of this Council’s input. Recognised the Everything Okehampton website needs updating.

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 0835/19VAR - Application for removal or variation of a condition following grant of planning permission 00089/2010, Unit 1c – 1e Cranmere Road, Exeter Road Industrial Estate, Okehampton. Resolved to support application, proposed by Cllr Webber and seconded by Cllr Wood.

9.2 WDBC 0793/19/OPA, Application for outline planning permission (with all matters reserved) for erection of a dwelling, Truckle Gate, Exeter Road, Okehampton. Resolved to support application but to submit concerns over capacity of septic tank, proposed by Cllr Wood and seconded by Cllr Webber.

9.3 WDBC 0672/19/HHO Householder application for proposed extension and associated works, Broadmead Cottage, Broadmoor Lane, Okehampton. Proposed to submit Neutral view, proposed by Cllr Webber and seconded by Cllr Maile, proposal to support application proposed by Cllr Cooper and seconded by Cllr Littlejohns, 3 votes in favour of neutral view, 3 votes in favour of support view, chairmans casting vote supported neutral view.

9.4 WDBC 0988/19 Notification for prior approval for proposed single storey extension to rear extending 7.7m, 4m maximum height and 2.3 height at eaves, Hillside, Crediton Road, Okehampton. Resolved to support application, proposed by Cllr J Heard, seconded by Cllr Littlejohns.

10. Open Spaces.

10.1 Bridge across railway line, Exeter Road, to receive update on art work project. Planning session attended by Cllr Wood, painting day attended by Cllr Maile, the graffiti has now been replaced by ‘pop art’, agreed this was an improvement on the graffiti, thanks to Room 13 for their support.

10.2 Footpath at Fatherford – to receive update on repairs. No update.

10.3 To consider need for waste/dog bins in Meldon Fields area. Cllr Wood advised the developers have now placed 2 bins on site and the Residents Group an additional 2 bins, this should meet requirements.

10.4 To consider email from WDBC re creation of Town Open Space and Recreation Plan. Agreed Council should be involved, Cllrs Wood and Littlejohns to attend initial meeting on 15th April.

10.5 Octopus Energy – to note receipt of trees, agree planting sites and any other requirements.

Application for trees submitted by Cllr Wood, they have not yet been recd, 25 oak trees and 2 x 10 mixed variety expected, agreed to plant majority in Meldon Woods, expenditure up to £100 agreed for tree guards and stakes.

10.6 Exeter Road Bus Shelter – to note recent damage and repairs undertaken. Glass panel recently broken (vandalism), reported to Police and repairs undertaken by Okehampton Glass at cost of £40.

10.7 Update on new noticeboard for Meldon Fields and replacement of Brightley noticeboard. New Brightley noticeboard has been replaced and steps at Southcott repaired. Developers at Meldon Fields have agreed to erect the noticeboard on that site.

11. Correspondence – to consider responses to items listed below together with any others received up to date of this meeting.

11.1 Defibrilators – to receive update on installation at Meldon Village Hall. Invoice paid, awaiting delivery.

11.2 St James Primary School – to consider request for grant for commemorative benches at new school site and Okehampton Men In Sheds. Resolved to award requested amount of £700 plus an additional £50 towards plaques to go on the benches. Proposed by Cllr Wood and seconded by Cllr Webber.

11.3 Ashbury Hotel – to receive update on offer to assist with snow clearance from roads. Still awaiting response from Highways.

11.4 DNP National Park Parish Member Elections – to note timescales for elections and to agree delegation of voting authority to Parish Clerk. Resolved to nominate Cllr Webber and delegate authority to clerk to vote in favour of him providing he is reelected to this Council, proposed by Cllr Wood and seconded by Cllr Littlejohns.

11.5 Great British Springclean – to consider email received in connection with participation in event. Agreed to support principle of event and to conduct ‘local’ individual tidy ups during week commencing 15 April.

11.6 Time for a Rural Strategy – to consider supporting strategy as per email previously circulated. Resolved to support strategy, proposed by Cllr Wood, seconded by Cllr Webber.

11.7 S W Endurance – to note cancellation of event from Aplite Quarry and request for non payment of fee. Agreed no payment expected.

12. Council Policies

12.1 To receive update on review of Standing Orders. No further progress, confirmed existing Orders allow for creation of committees.

13. General Data Protection Regulations – to receive an update on tasks required to meet requirements including councillor email addresses. New deadline for completing of setting up councillors emails set at 14th May.

14. Accounts

Current Account at	26/03/19	£	1843.32
Deposit Account at	26/03/19	£	<u>46315.56</u>

Total		£	48158.88
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Less ‘Restricted’ Funds

Links Administration			- 131.76
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DCC Localities Grant			500.00
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Total ‘Unrestricted’ Funds		£	<u>47790.64</u>
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Less Unpresented chqs

nil

Total Available Funds		£	<u>47790.64</u>
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Funds received – nil

Accounts for payment –

J Gillard wages	£	291.56
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J Gillard stationery expenses	£	15.99
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J Gillard travel	£	21.15
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GX Accountancy	£	18.75
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HMRC	£	218.40
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Resolved to accept accounts and pay accounts, proposed by Cllr Wood and seconded by Cllr Littlejohns.

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15. To consider and agree arrangements for 2019 Annual Assembly. 3 speakers confirmed, 2 more potential, Clerk to organise refreshments.

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 Cooper and seconded by Cllr Webber

16. Old Town Park – to receive update on transfer from WDBC, awaiting update from solicitors.

17. To note current WDBC Enforcement cases list and information. Noted.

18. To consider quotations for grass cutting during 2019. Agreed to continue with existing contractor for coming 12 months, proposed by Cllr Littlejohns, seconded by Cllr Wood.

19. Date and venue of next meeting to be confirmed as Tuesday 14th May 2019 at Meldon Village Hall

The meeting was declared closed at 9.10 pm

Signed Date

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