



Okehampton Hamlets Parish Council

Minutes of a Virtual Meeting held at 7.30 pm on Tuesday 1st September 2020.

Councillors Present -

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

WDBC – Cllrs A Leach , J Yelland, K Ball (also DCC)
Simon Niles –Strategic Planning Children Services, Devon County Council

Mrs J Gillard, Parish Clerk

1. Members of the Public – there was one member of the public present. A representation was made in connection with agenda item 5.7, it was reported to Councillors that the plans submitted to not show a 14 year old extension made to his property resulting in the proposed building being within 10m of the wall of his cottage. There was also an issue with the heights of the proposed building in relation to the neighbouring property together with the side of the barn closest to him being open. He also stated he felt the proposed barn was too far away from the proposed dwelling (agenda item 5.6), and overall the development would have a detrimental effect to the inhabitants of the cottage adjacent.

2. Declarations of Interest – Cllrs P Heard and J Heard declared a personal interest in items 5.6 and 5.7 as the applicant was a relative.

3. Apologies – apologies were received from Cllr M Davies (WDBC)

4. Approval of Minutes of previous meeting held on 4th August 2020 the minutes of the meeting were approved as being an accurate record, proposed by Cllr Littlejohns , seconded by Cllr Cooper, signing of the minutes was deferred until a face to face meeting could take place.

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

5.1 DCC 4194/2020 New Special Educational Needs School including two-storey school building, hard and soft play areas, playing fields, car park, turning zone and services/plant store (outline application with all matters reserved) at Okehampton East Business Park, Higher Stockley Mead, Okehampton, EX20 1GH . Simon Niles advised there was an increased need for more schools for children with special needs and that there is a gap in the provision of places in the middle of the County. Okehampton has a need for this type of education but the school would also draw in from the wider area. Many of the pupils would arrive by individual transport. Cllr Ball stated this was a good opportunity for employment within the area and that it was a good location for major roads. Cllr Wood expressed concerns about the additional traffic in Exeter Road and requested that Cllr Ball request a new review of the traffic was undertaken.

Resolved to support the application, proposed by Cllr Wood and seconded by Cllr Ewen. All Councillors in favour.

5.2 WDBC 2363/20/FUL Extension to existing pet food production facility, Forthglade Foods, Dartmoor View, Okehampton. Resolved to support application, proposed by Cllr Ewen and seconded by Cllr P Heard, all in favour.

5.3 WDBC 4121/19/FUL To consider updated plans re play area, Adpad Development, East of Okehampton, Crediton Road. Resolved to support the application, proposed by Cllr Wood, seconded by Cllr J Heard, all in favour.

5.4 WDBC 2473/20/VAR Variation of condition 2 (approved plans) following planning consent 2793/17/FUL to allow changes to create single dwelling, barns adjacent to Lower Chichacott, Chichacott, Okehampton. Resolved to support application, proposed by Cllr Wood, seconded by Cllr Maile, all in favour.

5.5 WDBC 2305/20/FUL Retrospective application to erect dwelling and office/games room, Lower Maddaford, Southcott, Okehampton. Resolved to support application, proposed by Cllr Cooper and seconded by Cllr Littlejohns, all in favour.

5.6 WDBC 2308/20/OPA Outline application with all matters reserved for construction of farm managers dwelling, Land at SX551948 Yelland Farm, Okehampton. Resolved to support application, proposed by Cllr Wood, seconded by Cllr Cooper, 6 in favour, 2 abstentions

5.7 WDBC 2309/20 Erection of new farm building at Southcott, Yelland Farm, Okehampton. Resolved to object to application, proposed by Cllr Wood, seconded by Cllr Ewen, 4 in favour of resolution, 4 abstentions. Reasons for objection – proximity to neighbouring cottage and adverse impact on it, inaccurate plans as extension to cottage not shown and proposed barn within 10m of extension, location of barn not appropriate ie should be closer to proposed house, levels of site and potential drainage issues. Also access concerns from narrow road.

5.8 WDBC 1726/20/ARM Approval of reserved matters following outline approval 2731/15 for the construction of 220 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure, land to east of Crediton Road, to consider further update received from Barratt Homes. Update noted.

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

Cllr Ball gave an update on the sites at Okehampton Business Park, Plot A – sale in progress, Plots B & C – site for potential new school, D – occupied, E & F – occupied, G – occupied.

Cllr Yelland reported that WDBC are working on an amended budget and recovery plan. There is a Town Centre initiative taking place which will give funds to local Town Centres.

Cllr Leech reported Parklands opened 2 weeks ago with skeleton staff, booking is essential before attending. They need data on who is prepared to return to indoor activities as the activities need to grow to be sustainable. Broadband – clustering areas/hamlets is being considered to make more funds available and for more cost effective installations.

Kellands Lane – Cllr Leech advised Linden are now part of Bovis, the legal problems with the ‘blockage’ are being resolved and the new company now want to get the road fully open and get it adopted. They will also look at the footpath issue at the bottom of Broom Park.

7. Neighbourhood Planning - to receive an update on joint Okehampton Councils Plan. Cllr Wood reported a Zoom meeting had been held, the consultant gave costings on completing a plan. Grant funding is to be applied for, they are hoping for good progress before the end of the year. The proposed plan would be a ‘basic’ plan which could then be added to in the future.

8. To receive reports from meetings attended by Parish Council representatives including –

Okehampton United Charity – Cllr Cooper advised Men in Sheds are looking to expand and there has been recent vandalism at the Community Garden.

OCRA – Cllr Ewen advised the Football Club are looking at the possibility of taking over The Pavillion.

9. Open Spaces.

9.1 Old Town Park Nature Reserve – to discuss recent works carried out recently including Information Board. Councillors agreed Chairman and Clerk be authorised to review quote for repairs to Information Board. No other work carried out recently.

9.2 Meldon Woods lay by and car park – to discuss recent issues and receive update on signage. Signs have been erected, although area busy overnight camping has reduced.

9.3 General discussion re ongoing general management of Meldon Woods and Old Town Park. Item to be retained on agenda, no further discussion at this stage. Meeting to be arranged in October with contractor to review work required to overhanging trees however Chairman will review road trees to see if more urgent work required. Hedge trimming to be arranged.

10. Correspondence

10.1 DALC – nominations to stand for Board of Directors, to confirm if vote required that Clerk in consultation with Chairman, be authorised to vote on behalf of OHPC. Councillors agreed Clerk in consultation with Chairman to vote on behalf of Council.

10.2 SWWA – to consider response received re location of fire hydrant opposite Betty Cottles, Tavistock Road and receive updates. Cllr Ball agreed to progress this as an issue with DCC Highways.

10.3 To receive update re complaints received in connection with parking on double yellow lines and dangerous parking on Exeter Road Industrial Estate. Enforcement officers have visited the site, Cllr Ball advised that he is aware they have been asked to do so again.

10.4 WDBC - Licensing Policy Consultation, Licensing Act 2003, to consider feedback on draft policy. Noted.

11. VE Day Celebrations – to receive update from Clerk and agree actions to be taken. The Clerk is waiting to hear from the Head of the School to make arrangements for presentation of the mugs.

12. Finance –

12.1 Accounts for payment –

Mrs J Gillard (wages £306.62, Mileage £,)	£ 306.62
PKF Littlejohns	£ 240.00

12.2 Bank Reconciliation and Statement of Budget – see below.

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 Maile and seconded by Cllr Littlejohns.

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

14. Date and venue of next virtual meeting to be confirmed as 6th October 2020

The meeting was declared closed at 8.50 pm

Signed Date