



Okehampton Hamlets Parish Council

Minutes of a Meeting held on Tuesday 22nd June 2021 at 7.30pm, Meldon Village Hall.

Councillors Present-

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

WDBC – Cllr A Leech (Via Zoom for David Wilson Presentation)

DCC - Cllr L Samuel

Two members of the public

Mrs M Leonard (Minutes)

Absent – Cllr M Littlejohns

1. Members of the Public

Barratt David Wilson Homes gave a virtual presentation on planning application item 5.1 on the agenda -

- The company is the freehold owner and intends to deliver all units.
- Work progress re the roundabout should soon be complete. They have applied to DCC to reduce the current speed limit.
- Affordable housing will be delivered. There will be some 2&3 bed homes and some larger 3&4 bed homes.
- The design of the houses will reflect the different characteristics of the rural Hamlets from the town. For example, there will be rural courtyards, with one large rendered rural house and smaller stone faced. Buildings. Boundaries will be rural in style and include Devon Hedges.

The following questions and comments were made by councillors-

- How will you ensure that where there are steep gradients the retention walls will be adequate? There have been problems with these in the past, costing a lot of money.
- The design of courtyards appears to just be a way to achieve greater density.
- Why have plans for 4b not been submitted with 4a? (BDWH-*More time had been spent on 4a, but 4b is now completed*)
- Why had 'Hampton Mill' been chosen as the name of the development? (BDWH-*Local research had been done and the local community had been asked to suggest names. This one was chosen*)
- Concern expressed that the police and the Highway Authority have objected to the current proposed road layout.
- Concern at lack of a pedestrian crossing

The Chairman apologised for technical hitches and thanked Barratt/David Wilson for their presentation.

The Zoom programme was shut down.

A member of the public expressed concern about a piece of road that the developers have made that goes nowhere.

2. Declarations of Interest – there were no declarations of interest made

3. Apologies – apologies were received from West Devon Councillors K Ball, M Davies and J Yelland Cllr Yelland's report had been circulated and was noted.

4. Approval of Minutes of previous meeting held on 4th May 2021 and Annual Parish Meeting held on 4th May 2021. The minutes of the meetings were approved as being an accurate record, proposed by Cllr Cooper, seconded by Cllr Webber. To be signed at the end of the meeting.

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

5.1 WDBC 1391/21/ARM Application for approval of reserved matters following outline application 2731/15/OPA for the construction of 89 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure, Parcel 4a East of Okehampton, Crediton Road. It was resolved to not support the application, proposed by Cllr Wood, seconded by Cllr Ewen for the following reasons-

- too dense to reflect the Hamlets,
- drainage issues do not seem to have been resolved.
- the parking provision is inadequate forcing unnecessary or difficult manoeuvres as outlined by both the police and Highways.
- there should be a pedestrian crossing between parcels 4A & 4B to the main play area provided for by the developer.

It was also noted that the name is inappropriate. It should reflect the local area (e.g., name of field)

5.2 WDBC 1324/21/FUL New artificial turf pitch with fencing, St James Church of England Primary School, Fort Road, Okehampton

It was resolved to support the application, proposed by Cllr Ewen, seconded by Cllr Cooper for the following reason-

The pitch will be a vital asset and personal experience of councillors endorsed the need to raise the height of the field to supply extra drainage to the site.

5.3 Dartmoor National Park Local Plan Proposed modifications consultation – to consider any responses required to consultation.

The response consultations were daytime only and clashed with other commitments, Cllrs have a chance to respond individually, therefore no council response required.

5.4 to consider any applications received after issue of agenda. None have been received.

6. Neighbourhood Planning - to receive an update on joint Okehampton Councils

Chair of the Neighbourhood Plan committee, Alison Duckers, gave an update. She apologised for the time it has taken to reach this point. There is still not a Regulation 14 draft plan, but a draft has been circulated, available since April. She explained that she feels that there has always been a contradiction between community aspirations and what the authorities want from the plan and that there could yet be further delays because of disagreement with them about content. She is therefore proposing that a draft plan is put out now for consultation, to find out whether it is still what people wanted five years ago.

It was resolved to support putting the draft plan out for consultation. Proposed by Cllr Wood, seconded by Cllr Ewen.

The Chairman thanked Ms Duckers for her update and wished it to be recorded that the council very much appreciate all the hard work that she in particular had undertaken this year to reach this stage. Agreed.

7. Correspondence

None urgent, other than the email sent by the Clerk on 14th June regarding “Wild about Devon”.

8. Finance and Year End audit procedures –

8.1 Accounts for payment –

White Wood Management	£ 170.00
(Bird boxes supplied in March)	
George Tillier (Hedge cutting)	£ 99.00
Western Web	£ 54.00

It was resolved to pay all accounts. Proposed by Cllr Wood, seconded by Cllr Cooper.

8.2 Internal Audit – reviewed and noted.

8.3 External Audit – the Annual Governance Statement was reviewed and approved. Proposed by Cllr Wood, seconded by Cllr Webber.

8.4 The year end accounts 2020/21 were reviewed and adopted and the Annual Accounting Statements Were reviewed and approved. Proposed by Cllr Wood, seconded by Cllr Ewen.

8.5 Dates of the Period for the Exercise of Public Rights, 24th June – 4th August 2021, were adopted, proposed by Cllr Wood, seconded by Cllr Webber.

8.6 To agree appointment of Internal Auditor for current financial year. It was resolved to appoint the current Internal Auditor, Alison Marshall, for the current financial year. Proposed by Cllr Wood, seconded by Cllr Cooper.

8.7 Insurance renewal, to note renewal terms. As this was due for renewal on June 1st, and renewal had previously been agreed, the Clerk had arranged payment of this. Renewal terms and payment approved and noted.

9. Open Spaces.

9.3 Security wardens – to discuss potential requirement of engaging resources over summer months to engage with visitors to the area. To also consider purchase of ‘hi-viz’ wear for any ‘patrols’ of area. It was resolved to purchase hi-viz vests, with the Okehampton Hamlets Parish Council logo, for all councillors plus volunteers.

9.4 DNP Meldon Wildlife Day – to consider request to hold event on 17th August 2021.

Cllr J Heard proposed granting the request, seconded by Cll Ewen. Cllr P Heard moved an amendment, Seconded by Cllr Maile, that DNP change the date as the Beating of the Bounds is on the following day. **Agreed**

10. Clerks Report May/June 2021 – any questions raised by Councillors

The contents of the report were discussed. Items which were agreed on at this meeting-

Item 4. It was agreed to hold all meetings at Meldon until there are no restrictions on numbers meeting indoors.

Item 11. Liz Westlake volunteered to remove the temporary signs at Bluebell Woods and keep them until needed again.

It was noted that OHPC insurance would not allow them to participate in “Beating the Bounds” this year.

DCC report

The Chairman welcomed Cllr Lois Samuel and invited her to speak to the meeting.

She reported that she is now a member of DNPA.

She is aware of traffic issues on Crediton Rd until the completion of the roundabout and agreed to discuss issues near Gypsy Corner with Highways and the Police.

Cllr Samuel agreed to write a report for the next Parish Council meeting

PART TWO

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

The Council 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, 11.1 and 11.2, as they involve the likely disclosure of sensitive and confidential information.’

11. Open Spaces.

11.1 Meldon Woods – to discuss potential repair of track from below Aplite Quarry car park following meeting on site and to review quotes for work received and appoint contractor.

It was resolved not to accept any of the quotes and to consider again in the Spring. Proposed Cllr Ewen, seconded Cllr Wood.

11.2 Romansfield Noticeboard – to discuss quotes received for work required and appoint contractor to undertake the work.

It was resolved to accept the quote from Mike Bailey. Proposed by Cllr Ewen, seconded by Cllr Webber.

12. To confirm Date and venue of next meeting – Tuesday 6th July 2021 Meldon Village Hall

Confirmed

The Chairman closed the meeting at 21.22pm.

Signed Date