



## Okehampton Hamlets Parish Council

### Minutes of a Meeting held on Tuesday 3<sup>rd</sup> August 2021, at 7.30 pm at Meldon Village Hall

#### Councillors Present -

R Maile  
M Cooper  
B Wood  
D Webber  
M Littlejohns  
A Ewen  
M Littlejohns

Mrs J Gillard, Parish Clerk

Absent – Cllr J Heard

3 Members of the Public were present.

**1. Members of the Public** – a member of the public mentioned various schemes for new Woodlands together with various grants that were available, an area of land was mentioned as being potentially suitable for a new Community Woodland. The Chairman thanked them for the idea.

A second member of the public spoke about concerns in connection with item 5.2 on the agenda below. Points raised were that the land was not part of land allocated for Development of part of the Development Plan, he felt the existing developments within the Plan were sufficient for needs. Traffic issues were a concern onto Exeter Road, other issues include the need for use of a pumping station for sewage and the historic well on the site. It was better to develop a brownfield site rather than a Greenfield site.

**2. Declarations of Interest** – Cllr P Heard declared an interest in item 12 as he named on grant application. Cllr Ewen declared a pecuniary interest in item 5.6 and took no part in the resolution on that item.

**3. Apologies** – were received from Cllr L Samuels (DCC), Cllrs Yelland, Leech and Davies (WDBC)

**4. Approval of Minutes of previous meeting held on 6<sup>th</sup> July 2021** - the minutes of the meeting were approved as being an accurate record and were signed by the Chairman, proposed by Cllr Webber, seconded by Cllr Littlejohns.

**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 2601/21/HHO** – Householder application for single storey rear extension, 7 Kellands Lane, Okehampton. Resolved to support application, proposed by Cllr P Heard, seconded by Cllr Ewen. All in favour.

**5.2 WDBC 1887/21/FUL** – Land at parcel 4b East of Crediton Road, Okehampton, new vehicular access from Crediton Road and associated footway. Resolved to submit neutral view with the comment that the speed limit for the area should be reduced to 30mph. All in favour.

**5.3 WDBC 0136/21/ARM - READVERTISEMENT** (revised plans received) Application for approval of reserved matters following outline approval 0032/18/OPA for 50 No. dwellings, including 40% affordable, Land at SX 603 953, Exeter Road, Okehampton. Resolved to object to application proposed by Cllr Cooper, seconded by Cllr Ewen, all in favour. The following issues to be raised- Site boundary incorrect on plans.

Traffic issues onto Exeter Road not addressed. There is a need for a roundabout from this development opposite the entrance to Exeter Road Industrial Estate and the speed limit reduced.

Stone cladding on properties not appropriate for this area.

Pink coloured render on properties not appropriate for this area. Neutral palate colour required.

Plot 17 is now directly facing into Moorcroft Close.

Acoustic barriers not sufficient to adjacent development.

Wildlife survey timing considered inappropriate, it was completed at a time where very little wildlife would have been seen.

There is no mention of the trees with ash die back on the site.

Sewage issues – the sewage connection after leaving the development is currently inadequate, these additional houses together with the additional developments on Crediton Road will enhance the existing problems. The main problems seem to occur when sewage is pumped from existing housing.

Ancient well – insufficient investigations have taken place. It appears to be very deep and no investigation appears to have been made into the surrounding area and collection of water – a garage in Moorcroft Close sunk with rebuilding required and this is directly in line with the well, there is a likelihood of sinking issues arising in the proposed new development.

Development of brownfield sites would be far more appropriate than this site.

There is also 'stacked parking' for at least 3 properties which is far from ideal.

Development of brownfield sites would be far more appropriate than this site.

**5.4 WDBC 2034/21/FUL** Erection of equine arena associated with stable for private use only, Chichacott Barn, Chichacott, Okehampton. Resolved to support application, proposed by Cllr Littlejohns seconded by Cllr Ewen, 5 in favour, 2 abstentions.

**5.5 WDBC** – application to vary premises Licence, Farmer Luxtons, Okehampton. Resolved to support application, proposed by Cllr Wood seconded by Cllr Littlejohns, all in favour.

**5.6 WDBC 2342/21/FUL** alteration to existing garage to create annex accommodation for family use, Larkbears, Southcott, Okehampton. Resolved to support application, proposed by Cllr P Heard, seconded by Cllr Webber. 6 in favour, 1 abstention.

## **6. DCC and WDBC** – to consider the Councillors written reports/updates.

Cllr Davies advised WDBC have now produced draft financial accounts for year 20/21, copy to be circulated to Councillors, accounts showed surplus of £75000.

Cllr Leech advised some progress has been made on the Kellands Lane blockage. There have been issues with environmental issues on Parcel 3 development off Crediton Road, these are now with the Enforcement Officer. There have been snagging concerns on another new development, he is awaiting a report. Charlottes Bridge – working with DCC and family to site new plaque and new handrail timbers..

## **7. Neighbourhood Planning**

7.1 to receive an update on joint Okehampton Plan. No further meetings have been held, further discussions to take place during Part 2 of the meeting.

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

OkeRail attended by Cllr Wood – Mr M Ireland re-elected as Chair, work is progressing behind the scenes on getting Okehampton Parkway built. Including within a WDBC application for more funding. There is a weekend of celebration on October 2/3<sup>rd</sup> to commemorate 150 years since the railway was first opened.

OCRA attended by Cllr Ewen – café now becoming profitable, football club using top floor of building, more plans for progress overall proceeding well.

## **9. Correspondence**

9.1 Bus Back Better Stakeholder Consultation – to agree response to survey. Responses agreed and to be submitted by Clerk.

9.2 Okehampton United Charity – to consider appointment of OHPC nominated Trustee due to expiry of term of current nominee on 19<sup>th</sup> October 2021. Nomination confirmation not required at this stage. Two suggested nominations made, agreed they should be approached before further discussion at September meeting.

9.3 DNP Meldon Wildlife Day – to consider request for overnight parking of vehicle prior to event for preparation purposes. Agreed to support request providing notice placed on vehicle to state purpose of overnight stay.

- 9.4 Okehampton Town Council – to consider letter received re replacement of Zip Wire in Simmons Park. Councillors agreed they would be happy to consider a Grant request towards the funding.
- 9.5 The Queens Platinum Jubilee – 2<sup>nd</sup> –5th June 2022, to agree actions required now in preparation for lighting of Beacon. Resolved that a Piper be booked for the event and a dignitary for the official lighting. Also agreed that the existing fire basket owned by Cllr Ewen was suitable for use again and that the Fire Brigade be notified of the event.
- 9.6 Forestry Commission – Forestry Management Consultation feedback request, to consider any responses required. No response required.
- 9.7 Autumn Challenge Sept 2021 – to discuss event planned by Okehampton Rotary where a route through the Meldons area uses Council owned property. Agreed that the Council support the event as no issues on Council land should arise. Disappointment was expressed that the Council were not consulted by DNP as part of their Consultations.

## **10. Finance and Year End audit procedures –**

### **10.1 Accounts for payment –**

Mrs J Gillard (wages £399.86, mileage £13.50, Exp £),	£ 413.36
GX Accountants	£ 22.50
Broadbury Landcare	£145.00

Resolved accounts be paid, proposed by Cllr Cooper, seconded by Cllr Ewen.

## **11. Environmental issues**

- 11.1 Odours in East Okehampton area – one minor recent issue. All reminded to report instances to Environmental Health at WDBC in the event of any reoccurrences.
- 11.2 Abbeyford Woods Sewage Pipe – to discuss recent issues and agree actions to be taken. Clerk & Chair to compose letter to SWWA.

**12. Beating the Bounds** – to consider request from the Beating the Bounds Group for funding for event, assistance with marshalling and flag bearer. Resolved to award £500 towards coach fees and catering, proposed by Cllr Ewen, seconded by Cllr Littlejohns. Cllr Wood volunteered to be a flag bearer, Cllr Littlejohns volunteered to assist with stewarding and others would if they were free.

## **13. Open Spaces.**

- 13.1 Open Spaces Working Group** – to agree date of first meeting. Likely to be 2<sup>nd</sup> Sept but not yet confirmed.
- 13.2 Dartmoor Wardens** – to agree arrangements for briefing Wardens. Initial meeting arranged for 4pm, 8<sup>th</sup> Aug at top Car park.

**14. Updates on Flood Plan and Snow Plan and actions required.** Padlocks not yet placed on bins and one bin still awaiting being put on site.

The Clerk advised WDBC no longer supply sand bags, as the Council still holds a supply of sand agreed that Council purchase 25 bags at a maximum cost of £50, Clerk to arrange.

**15. Clerks Report July 2021** – Clerk to answer any questions raised by Councillors. Subsequent to issue of report Clerk advised that the abandoned vehicle was still in Aplite Quarry car park, WD and Police are unable to take any action as on private land although both have offered advice. Removal notice has now been placed on vehicle and request to be made to DVLA in attempt to ascertain ownership although a response will take approx 8 weeks.

**16. Potential ‘Open Meeting’** – to agree if additional open meeting is to be held in the autumn and agree potential date – date suggested Tuesday 19<sup>th</sup> October 2021. Agreed to hold informal open meeting on that date, invited speakers to be Network Rail and Airband plus potentially one other to be confirmed.

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

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

Councillor Wood proposed to suspend standing orders as the meeting was about to extend over 2 hours, seconded by Cllr Littlejohns

**18. Neighbourhood Planning** - to discuss confidential correspondence/items of information received from Okehampton Town Council.

Initial discussions held only as written information from Okehampton Town Council had only been received earlier in the day of the meeting. Agreed Clerk to seek further information with other parties and further discussions to take place at September meeting.

**19. Cyber Crime Insurance – to consider details and costs obtained of available policies.** Clerk still awaiting receipt of alternative quotations.

**20. Councillors email addresses** – to consider alternative method of accessing emails as discussed with the Councils IT supplier together with associated costs. Councillors resolved to change to new system as described in previously circulated information. Clerk to engage Western Web.

**21. To confirm Date and venue of next meetings** –Tuesday 7<sup>th</sup> September, 7.30pm at Meldon Village Hall.

The Chairman closed the meeting at 21.55pm.

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