



Okehampton Hamlets Parish Council

Minutes of a Meeting held on Tuesday 7th March 2023, at 7.30 pm at Meldon Village Hall, Meldon, Okehampton

Councillors Present -

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

Also present –Mrs J Gillard, Parish Clerk, Cllr L Samuels (DCC) and 12 members of the public.

1. Members of the Public – (maximum time limited to 3 minutes per person)

Three members of the public addressed the meeting in connection with the Planning item 5.1 on the agenda. Residents are very concerned over the proposals, they acknowledge the area will be developed, the main areas of concern are – stress and anxiety to elderly residents, bungalows should be included in the development, the 4 bed and Affordable housing properties should not be backing onto the existing bungalows in Baldwin Drive. Traffic flow issues – only 1 entrance to the area, impact of HGVs to the surface of Baldwin Drive, lack of green space, lack of privacy. An error on the plans was also pointed out in connection with the ownership of an adjoining hedge.

The Chairman thanked the residents for attending the meeting and expressing their views.

Another member of the public then raised concerns over the recent mud on the road going out of Meldon Fields from the new development.

2. Declarations of Interest – Cllr P Heard, pecuniary interest in item 5.4 (adjoining landowner) and 5.5 (family member), Cllr Ewen personal interest item 9.1 Trustee of OCRA

3. Apologies – were received from WDBC Councillors Davies, Yelland and Leech.

4. Approval of Minutes of previous meeting held on 7th February 2023 the minutes of the meeting were approved as being an accurate record and were signed by the Chairman, proposed by Cllr J Heard, seconded by Cllr P Heard.

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 04440/22/OPA Outline planning permission with some matters reserved (access) for a mix of around 60 1 to 4 bedroom residential dwellings & associated infrastructure, land adjacent to Baldwin Drive, Radford Way, Okehampton. After general discussion, general concerns over the following points - Access only along Baldwin's would result in too many vehicle movements, access also required from Kellands Lane as in the 2012 planning application. Baldwin Drive contains stretches of block paving and would be unsuitable for construction traffic

Housing type - Should be sympathetic to neighbouring developments and certainly bungalows on the south side.

Housing density is too high compared to recent developments within the Hamlets

Lack of play provision as required by JLP. Those quoted are not public property, but provided for and maintained by the residents to their Management Companies.

Insufficient parking places and tandem parking should be avoided as anti-social.

Boundary issues – ownership. Some are not necessarily where fences exist and could lead to legal disputes, also the ownership of a hedge adjoin Radford Way is incorrectly recorded on the planning application.

Could be more affordable housing to meet local need.

Resolved to object to application, proposed by Cllr Littlejohns, seconded by Cllr Cooper.

5.2 WDBC 0369/23/VAR Application for variation of condition 8 following grant of planning permission 1391/21/ARM, land north of Crediton Road, Crediton Road, Okehampton. Resolved to object to the application, proposed by Cllr Wood, seconded by Cllr Ewen.

5.3 WDBC 0430/23/VAR Application for variation of condition 2 (approved plans) of planning consent 3247/20/FUL, barns at Lower Chicacott, Chicacott Road, Okehampton

Resolved to support application, proposed by Cllr Ewen, seconded by Cllr Cooper.

Cllr P Heard left the meeting room.

5.4 WDBC 0206/23/FUL Change of use to dog walking and agility field, The Willows, Broadmoor Lane, Okehampton. Councillors support the principle of the set up of this type of facility but had concerns over the fencing and the access to the site location, therefore resolved that pending a site visit, to object to the application, however if after the site visit, those attending felt a different response was required then the Planning Committee would meet to discuss further, proposed by Cllr Littlejohns, seconded by Cllr Cooper.

5.5 WDBC 0106/23/FUL Erection of a tree planking and green timber storage barn at Land At Sx 568 947, Okehampton. Resolved to support application, proposed by Cllr Littlejohns, seconded by Cllr Ewen, Cllr J Heard abstained from vote.

Cllr P Heard returned to the meeting room.

5.6 To discuss any other issues with developments including footpaths and agree any actions to be taken. An update with the situation is contained in Cllr Leech's WDBC report, Councillors felt WDBC had let everybody down, the situation was not acceptable and would only get worse until resolution and that a temporary resolution was urgently required to avoid potential accidents.

5.7 DNP to consider response to Draft Housing SPD and receive feedback from attendees of meeting with DNP. Meeting attended by The Clerk, the draft document was explained during the meeting, key benefits are to developers looking develop within the DNP, the main concern raised at the meeting was how areas deemed to be non viable for developments could ever become viable if the plan did not cover that area.

5.8 WDBC – to consider request for new premises licence Unit 2a Fatherford Farm Industrial Estate, for the supply of alcohol for consumption off the premises Monday to Sunday 0800 to 1900. Resolved to support application, proposed by Cllr Littlejohns, seconded by Cllr Wood.

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

Written reports from Cllrs Leech and Yelland previously circulated. DCC report to be circulated as only just received. Cllr Samuels advised she was also trying to resolve the current situation with the footpaths in the new developments area.

7. Neighbourhood Planning

7.1 to receive an update on joint Okehampton Plan, awaiting feedback from WDBC

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

DCC Regeneration Project – 2 recent meetings attended by Cllr Wood and the Clerk. Initiative involving DCC/WDBC/OTC/OHPC/ local businesses, document to be produced outlining business case to obtain funding for initiatives to develop the town. Further information to be circulated when available.

9. Correspondence

9.1 OCRA – to consider grant request towards costs of setting up Okehampton Memory Café.

Resolved to award the sum of £500, proposed by Cllr Littlejohns, seconded by Cllr P Heard.

9.2 Okehampton Music Day – to consider grant request of £1000 towards costs of event. Resolved to award £500 in line with current grant guidelines, proposed by Cllr wood, seconded by Cllr Littlejohns, Cllr Cooper abstained from vote.

9.3 OTC Invitation to enter team in Mayors Charity Bowls Event, 7th May 2023. Unable to participate as being held on same day as Coronation Cream Tea at Meldon Village Hall.

9.4 Okehampton Town Council – to consider correspondence re purchase of land for cemetery. Noted.

9.5 Hedgehog Highway Project – to consider correspondence received and agree any actions. Agreed this should be a planning consideration, and is also an initiative Wild Oke may take further.

10. Finance –

10.1 Accounts for payment –

Mrs J Gillard wages £560.27, travel	
£23.40, Exp £214.99	£ 798.66
South West Ambulance Service	£2,160.00
Devon Communities Together	£ 50.00
Okement Centre	£ 30.48
N Johns	£ 135.00
Microshade VSM	£ 150.00

10.2 Internal Audit – to consider interim report and suggested actions. Suggested actions, all minor, noted, Clerk to action them.

11. Environmental issues

11.1 Mud on highways, Crediton Road and Exeter Road Industrial Estate, to note any new issues. Clerk to report current issues to WDBC Enforcement.

12. Open Spaces.

12.1 To receive update from Working Group. The tree maintenance work has been completed in Meldon Woods and Old Town Park. Inspection walk of both sites to take place 10th March, 2pm starting in Old Town Park then Meldon. Working Group to meet 13th March 7.30pm at Hughslade.

12.2 To agree work that StOC be asked to undertake during early 2023, to be confirmed at Working Group Meeting.

12.3 Grey Squirrel Management Training – event reminder, Friday March 17th Meldon Village Hall. Noted.

13. Updates on Flood Plan and Snow Plan and actions required. Supply of grit still outstanding and being chased. Agreed the damaged bin on Upcott Hill to be removed.

14. Clerks Report March 2023 – verbal report only, noted.

15. King Charles III Coronation – to receive an update and agree actions to be taken. OTC coffee morning in Charter Hall with screen showing Coronation on 6th May followed by bring and share street party in St James Street. OHPC councillors confirm this Council will hold Coronation Cream Tea, Meldon Village Hall afternoon of 7th May. Cllr Cooper to present proposals for specific arrangements at next meeting.

16. Okehampton Celebrates – to receive an update and agree actions to be taken. Everything Okehampton are organising all outside events. Marquee for use of OUC,OTC and OHPC to contain historic ‘Time Line’ of Okehampton events through the ages. Celebration cake, OCRA have volunteered to organise Cream Tea.

17. Community Governance re proposed Parish boundary changes – to receive an update from the Working Group. WDBC have now agreed the Terms of Reference of the review, the initial consultation period has now started. The Working Group suggest a flyer be distributed to OHPC residents, agreed to move discussions to Part 2 of meeting as printing costs to be discussed. All in agreement.

18. Annual Parish Meeting – to agree arrangements and finalise guest speakers attending. Agreed to provide refreshments the same as previous years. Immersion in the Community and StOC representatives have agreed to do presentations, awaiting response from NDS&R.

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 Cooper, seconded by Cllr Maile.

17. Community Governance – quotes for printing a flyer have been obtained, agreed a further quote from the more local printer required, Clerk to then appoint the most cost effective printer. Proposed by Cllr Wood, seconded by Cllr Ewen.

19. Open Spaces – to consider and review grass cutting quotes for 2023 and appoint contractor(s) The existing contractors have provided quotes for continuing their work, it was agreed the increased prices quoted were acceptable - the existing contractors were cost effective when alternative quotes were obtained, and there have been no concerns with the standard of their work, it was resolved to reappoint Westcountry Grounds Maintenance for the work in Old Town Park and Broadbury Landcare for the work in Meldon and the noticeboards, proposed by Cllr Wood, seconded by Cllr Ewen.

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

21. To confirm Date and venue of next meeting Tuesday 4th April 2023 at Links Room, Okement Centre, Okehampton

The Chairman declared the meeting closed at 9.30 pm

Signed Date

Minutes 287/4