



## Okehampton Hamlets Parish Council

**Minutes, number 320 of the Ordinary council meeting held on Tuesday 1 July 2025, at 7.30 pm at Meldon village hall, Meldon, Okehampton**

### **Councillors Present -**

M Cooper - Chair  
M Littlejohns  
P Heard  
S Norris  
A Ewen  
J Goffey

Also present Cllr George Dexter, Cllr James Grainger and Emily Young Parish Clerk

### **Cllr Cooper opened the meeting at 7.31pm**

#### **1. Chairmans welcome**

**2. Members of the Public** – Welcome to Cllr Grainger. Introductions were made by all. Cllr Grainger said he is on the following committees: health and scrutiny, planning development, mental health guardianship discharge and highways, which is taking up 90% of his time.

Cllr Cooper explained about the boundary changes in 2027 as well as unrepaired wigwag by St James school, lack of pavements particularly from the new estates, 20 is plenty campaign.

#### **3. Declarations of Interest** – None

**4. Apologies** – Cllr Wood (away) and Cllr J Heard (working) accepted by all.

#### **5. Approval of Minutes** of previous meeting held on 3<sup>rd</sup> June 2025

**The minutes were approved as being an accurate record and were signed by Cllr Cooper. Proposed by Cllr Goffey, seconded by Cllr Ewen, agreed by all.**

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

##### **6.1.1 Ref – 1728/25/ARC Approval of Details Reserved by Conditions – *for information purposes only***

**Applicant Name:** Mr Andrew Wildish - Barratt Homes Officer: **Richard Nicholson**

**Grid Reference:** (260381, 96070)

**Site Address:** Parcels 3 and 4a - Okement Park & Hampton Mill  
Credition Road, Okehampton, EX20 1XP

**Description:** Application for approval of details reserved by conditions 2 (Parcel 4a - Phasing Programme)) and 18 (Parcels 4a & 3 - Highway Works) ) of planning consent 2731/15/OPA (Partial Discharge) **Discussed and noted.**

##### **6.1.2 1730/25/ARC Approval of Details Reserved by Conditions - *for information purposes only***

**Applicant Name:** Mr Colin Field - Network Rail Officer: **Richard Nicholson**

**Grid Reference:** (260683, 95590)

**Site Address:** Land At Sx 606 955, Higher Stockley Mead, Okehampton

**Description:** Application for approval of details reserved by condition 2 (Surface Water Drainage Scheme) of planning consent 2396/24/PAS **Discussed and noted.**

## 6.2 Planning decisions – To note:

### 6.2.1 3167/24/FUL Full Planning Application

**Applicant Name:** JDS Self Storage Limited

**Site Address:** National Bee Supplies, Hameldown Road, Exeter Road Industrial Estate, Okehampton, EX20 1UB

**Decision:** **Conditional Approval**

**Description:** Storage of containers for self storage Decision Date: **06 June 2025**

[Click here to view the application](#)

### 6.2.2 Ref – 1100/25/FUL

#### **Conditional approval**

Unit 5, Cranmere Road, Exeter Road Industrial estate, Okehampton EX20 1UE – **Description** - Replacement of existing tank with new larger tank

<https://westdevon.planning-register.co.uk/Disclaimer?returnUrl=%2FPlanning%2FDisplay%2F1100%2F25%2FFUL>

### 6.2.3 Ref – 3887/24/FUL

#### **Conditional approval**

Mole Avon Country Store, Mole Avon Stockley, EX20 1QQ

**Description** - Erection of single storey garden centre structure

<https://westdevon.planning-register.co.uk/Disclaimer?returnUrl=%2FPlanning%2FDisplay%2F3887%2F24%2FFUL>

## 6.3 Withdrawn applications

**6.3.1** Wilwyn, Stockley, EX20 1QH **Description:** Construction of 2 detached dwellings with integrated garage and associated works <https://westdevon.planning-register.co.uk/Planning/Display/0982/25/FUL>

## 6.4 Planning correspondence – none.

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

### Cllr G Dexter

#### **West Devon Police Matters**

The police are holding regular on-line and face to face meetings with ‘Councillor Advocates’. At the last Teams meeting with Inspector Jones, we discussed the four policing priorities for West Devon:

- Anti-Social Behaviour;
- Drugs;
- Speeding; and
- Rural Crime.

On anti-social behaviour, we noted that the new public order had now been introduced in Okehampton and Tavistock. We agreed that the police should maintain statistics to enable them assess the effectiveness of this order.

We also discussed speeding. The police now have their own speed gun, but need to know the most appropriate places to use it. It was agreed that we should publicise this so that individuals can report where speeding is happening at

<https://www.devon-cornwall.police.uk/tua/tell-us-about/soh/seen-or-heard/>

so that the police can follow this up.

#### **Planning Infrastructure Bill**

All members of the WDBC were given a presentation on the Planning Infrastructure Bill., which will bring in changes in 5 main areas of planning headlined below.

- i) Reduction in the ability to have legal challenges to planning applications. This is intended to apply to major applications, and so speed up the whole process’
- ii) Changes to planning departments to increase the resources available to process applications. There will also be a national scheme of delegation to officers, which will reduce reliance of planning committees. Planning fees will increase to cover costs.
- iii) Strategic Planning will be restored with Spatial Development Strategies.
- iv) Development Corporations will be reintroduced
- v) Environmental Delivery Plans will be strengthened.

#### **West Devon Local Plan**

A process and structure to revise the local plan covering West Devon will be brought before WDBC shortly. I believe that this is essential.

We are currently covered by the Plymouth, South Hams and West Devon Joint Local Plan (JLP) which provides the strategic framework for planning decisions. The JLP is 5 years old and is out of date. Further in December 2024 a new

national Planning Policy Framework was introduced. As previously reported, this means a significant increase in the target for the number of houses which will have to be built in west Devon each year.

#### **Pavement on Credit Road**

The funding for the completion of this pavement has now been agreed as £100k from the developer and £150k from WDBC. I anticipate that it will be constructed in 2026 latest.

#### **Local Cycling and Walking Infrastructure Plan (LCWIP)**

The LCWIP was adopted by WDBC Hub Committee in June. The next steps are to share the prioritised interventions on the routes agreed with Members, TAPs and DCC, to identify locally supported projects and remove any that are politically contentious or unrealistic in terms of what DCC would accept.

Highway infrastructure costs are generally very high, and there is only a small amount of active travel funding available to progress a further one or two smaller scale intervention projects. The delivery of other active travel infrastructure projects will only follow when further funding is secured, e.g. by S106 when the LCWIP is embedded within a revised Local Plan.

The full plan can be viewed here. <https://www.westdevon.gov.uk/communities/local-cycling-and-walking-infrastructure-plan-lcwip>

#### **Local Government Reorganisation**

As requested by Government WDBC along with the other councils are continuing the work to develop proposals for local government reorganisation in Devon. As part of this WDBC has launched a period of engagement with our communities. This will comprise:-

- An online Frequently Asked Questions page
- An online survey seeking residents, business and voluntary sector organisations views on what is important to them has just gone live. Paper versions of the survey will be available on request if a resident isn't able to participate online.
- A Town and Parish briefing which will be held on Microsoft Teams on 9 July 2025 at 5.30pm.

Community engagement plans will be further developed as proposals for Devon become clearer.

#### **Kellands Lane blockage**

As members are aware a concrete barrier was erected across Kellands Lane, which caused a great deal of concern to the residents. WDBC made the decision to serve an enforcement notice on the landowners to secure the demolition of the structure and the removal of the materials from the site. There was a 28 day compliance period for those works to take place. This notice was appealed on 27th May to the Secretary of State in respect of this site. The appeal will be determined by Written Representation.

During the appeal time frame the developers erected a new fence made of haras fencing, which again blocked all access. Shortly after this, the fence was again breached so that pedestrian access is now possible. However, the positioning of the concrete blocks means that prams and the like cannot navigate the obstacle. We await the outcome of the appeal and any further action by the developer or WDBC.

#### **Leander Planning Application**

The application for 60 houses between Baldwin Drive and Kellands came before the Council's planning committee and has been referred to a consultant retained by the council to assess the S106 requirements for the developments. The strip on Kellands Lane forms part of that consideration.

#### **Cllr T Leech**

**WD Active Travell report: LCWIP** Please see separate email sent direct from WD. The 'quick proposals' for the town are minimal and the one for Station Road is somewhat confusing but it is all open to debate.

**Parcel 4b footpaths** As my previous report earlier this month, the reserved matters application for Parcel 4b is being addressed by the planners currently. It would be appropriate to make a comment about the steps within the footpaths on this site now.

**Parcel 4a Footpath** Still news on what is happening to the steps down to Crediton Road as yet.

**Crediton Road footpath and Link Road** Funding for this new path has now been agreed, and it is now in the hands of DCC to produce a specification / design.

**Kellands Lane blockage** The appeal by the developer has still not been determined, and the developer has now removed the block wall and installed two wire fences across the road. There were concerns that as children could get to school, they would not be able to get back that way, so a local resident informed the St James school to tell them what had happened to give them the chance to warn mums and dads etc. WD is looking to see if another order is warranted for these fences. The residents have already removed enough pieces of the fences to allow access through.

**Exeter Road Persimmons site** I have no idea if this is still being looked at by the WD Enforcement team.

**Forthglade odors** No one has come forward with any specific dates so far.

**Persimmons Crediton Road site: Additional play equipment** Seems that WD sent a letter to the developer on the 3<sup>rd</sup> of June, and they had an initial holding response, but nothing more yet.

**Police open door meetings** - I attended one of these last week and Inspector Jones went through the four Police priorities that they intend to work on this year, one of which is speeding. He would like residents to send in their concerns about areas where vehicles speed. He does however want very specific information when doing so. Link for this below.

Please encourage your people to report speeding to us, but with specific time/date/locations to maximise our resource capability.

#### [Something you've seen or heard | Devon & Cornwall Police](#)

**Planning** The West Devon owned Wannacotts land has been discussed at the WD Hub, and it was agreed that the proposed plans for this area would now go forward for a limited amount of much needed social housing.

WD Members have had a refresher on how and when S106 contributions are agreed and how we can make sure that any funding is used and any agreements made are followed through by the Developers, and what measures we can take if they do not.

We are still awaiting the fine print on government planning policy plus exactly what other main changes are coming our way. We did find out that Planning Committees at Towns and Parishes will not be affected, it may only be the main planning authorities that will not be able to make comment on application for anything other than larger developments.

**Fusion and Parklands** Fusion has given WD their yearly report on how things are going. From what has been said, their membership and activities have now returned to pre Covid numbers, and they now have new management and staff. There are still issues that must be resolved, but overall, things are certainly getting better.

Junior Life Skills, that WD has run for many years now, will now be organised through Fusion this year. The basic programme and venues will be like other years, but it is hoped that with fresh eyes, the events can be given a bit of a facelift!

#### Meet the Community Development Team

- Our Community Development Team sits under the wider Strategy and Organisational Development service and consists of me; Susannah Hunter, Community Development Manager (that's me pretending to be a sheep!) Senior Community Development Officers Dil Lord and Luke Rees and National Graduate Development Programme officer - Ella Peters.



The Community Development Team's aims are to work with our communities, supporting them to develop existing community strengths and aligning the aims and ambitions of the Council to support local priorities. In simple terms, our team are 'community connectors' – connecting and building trusted relationships with our community partners, stakeholders, community groups, community organisations and residents, and connecting with you our South Hams and West Devon colleagues and our elected members, helping to 'join the dots' wherever possible between our communities' ambitions and our Council priorities.

Our team has adopted an Asset Based Community Development (ABCD) approach when working with our communities – which is a 'strengths-based' rather than a 'deficits-based' approach to community development – i.e. looking at 'what's strong' in our communities rather than 'what's wrong'.

**8. Beating the bounds** the plans are progressing along. The event will leave Meldon hall car park at 10am on 20<sup>th</sup> August 2025 and it is expected to go on until 5pm. There is no transport provided to the start or at the finish. Only to be undertaken by fit experienced walkers. Clerk to put posting on website closer to the date.

#### 9. To receive reports from meetings and events attended by Parish Council representatives

#### 10. Finance –

##### 10.1 Accounts for payment –

Mrs E Young wages	£666.13
Mrs E Young – travel	£15.30
Mrs E Young – expenses	£10.00
HMRC June payment	£47.72

Meldon hall hire	£25.00
White Wood Management	£306.00
Winkleigh cider company (BtheB)	£243.36
GX accounts	£63.00
Broadbury landcare	£160.00
Eagle Plant hire – BtheB toilet hire	£380.88

**Resolved accounts be paid, proposed by Cllr Ewen, seconded by Cllr S Norris, agreed by all.**

#### **10.2 Credits received –**

To note interest earned 09/06/25	£50.25
01/07/25 Oke Commoners Assoc (Beating the Bounds)	£400.00

#### **10.3 Request for spending – none.**

#### **10.4 Finance general**

**10.4.1 VAT reclaim made for £ 2504.20**

**10.4.2 Countryside Stewardship claims made for Meldon woods and OTP. Value £3000.00**

#### **10.5 Grants**

**10.5.1 Dartmoor National Park Authority £500.00 Meldon wildlife festival in August – Proposed by Cllr Littlejohns to support, seconded by Cllr Norris, agreed by all.**

**10.5.2 Okehampton Fairtrade group £50.00 – Proposed by Cllr Goffey to support, seconded by Cllr Ewen, agreed by all.**

#### **10.6 RFO report/Bank reconciliation**

##### **Period ending 25 June 2025**

Prepared by Emily Young, Parish Clerk and Responsible Financial Officer

Date 25/June/2025

**To be approved by - Cllr Martin Littlejohns .....**

**At the Parish Council meeting on 1 July 2025**

##### **Balance per bank statements as at 25 June 2025**

	£	£	
Current account (Treasurers)		75087.19	<b>Current Account (36901368)</b>
Deposit account (BB Inst online)		62.79	<b>Savings Account (38166660)</b>
		<b>75,149.98</b>	

**Less: any unrepresented cheques** 0 0.00

**Add: any unbanked money** 0 0

**Net bank balances as at 25 June 2025** 75,149.98

**The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows:**

##### **Cashbook**

Opening Balance	76,117.99	
Add: Receipts in the Year	50.25	(up to 09/06/25)
Less: Payments in the Year	1018.26	(Include VAT - up to 17/06/2025)
	<b>75,149.98</b>	
<b>Closing balance per cash book (receipts and payments book) as at 25 June 2025 (must equal net bank balances above)</b>	<b>75,149.98</b>	0.00 Difference

**It was proposed by Cllr Goffey to approve the bank reconciliation, seconded by Cllr Norris, agreed by all.**

Cllr Littlejohns signed and dated the document.

## 11. Environmental issues

## 12. Open Spaces

**12.1** To receive update from working group + StOC autumn day (leaky dams) OTP – **Open spaces group to meet next Wednesday evening. Following meeting Clerk to update StOC.**

## 13. Highways

**13.1** Damaged fence by A30. Reported to Highways England – **HE contacted Cllr Littlejohns. HE to check ownership of fencing. Cllr Littlejohns to call back.**

**13.2** St James crossing – faulty wig wag – **Still faulty. Raised with Cllr Grainger.**

### 13.3 Local Cycling and Walking Infrastructure Plan (LCWIP)

The LCWIP identifies two ‘Quick Wins’ for Okehampton (and a number of longer term projects).

‘Quick Wins’ for Okehampton as shown in the report are shown below.

#### i) ***Town Hall - George Street - Station Road***

Station Road: Explore upgrading treatment of footways on both sides to provide even surface and 2m wide footways on both sides.

Explore provision of cycle track on one side of carriageway, and/or Traffic Regulation Order to remove parking from one side.

Station Road: Upgrade footways so that they are at least 2.0m wide and provide appropriate crossing where footway terminates on one side. Explore provision of cycle track on one side of carriageway, and/or Traffic Regulation Order to remove parking from one side.

Station Approach Road: Widen footway on approach to station. Road is currently quite wide and could be narrower. /

Station Road / Tors Road Junction: Reconfigure junction to decrease junction radii to reduce vehicle speeds for benefit of cyclists using carriageway and reduce crossing distances for pedestrians. Provide suitable pedestrian crossings across all arms.

Station Road / Station Approach Junction:

Provide pedestrian crossing from footway on southern side of carriageway to station approach road. Upgrade junction to reduce radii and reduce vehicle speeds for benefit of cyclists using the carriageway.

Okehampton Train Station: Provide additional secure cycle parking facilities. Should be covered. Could be suitable location for bike hire.”

**OH Parish Councillors feel that Station Road isn’t wide enough to accommodate the above proposals and to remove parking on one side will cause issues elsewhere. Where would people park their cars?**

#### ii) ***Crediton Road - Nexus Way***

Crediton Road: Provide footways alongside road.

Crediton Road: Investigate options to upgrade footways to at least 2m wide throughout. Upgrade side road junctions to ensure suitable pedestrian crossings are provided. Increase number of crossings across Crediton Road. Explore opportunities to reduce vehicle speeds for benefit of cyclists sharing carriageway (inc. 20mph speed limit) or separate cyclists from motor traffic.

**OH Parish Councillors do not believe a 2meter wide path up Crediton Road is feasible.**

#### iii) ***Leaholes Way - The Heathers - Balmoral Crescent - Exeter Road - High Stockley Mead***

Okemoor Park: Consider low-traffic interventions such as modal filters to reduce or prevent through traffic through Okemoor Park area.

Exeter Road: Consider options to separate cyclists from motor traffic. The Heathers: Remove bollards to derestrict cyclists.

Beardown Road Junction: Upgrade junction to reduce junction radii, and shorten crossing distance for pedestrians, and install appropriate uncontrolled crossing infrastructure. / [OK-4-P2] Fatherford Lane / Exeter Road Junction:

Consider options to separate cyclists from motor traffic. Could include formal crossing, reducing carriageway width (and remove right turn lane) or providing suitable road marking to give cyclists space on the road. Improve signage for cyclists making this turn.

Leaholes Avenue / Limehayes Road Junction: Upgrade junction to provide pedestrian crossing facilities on all arms

**13.4 Devon 20MPH – Noted.**

**14. Economic Development Projects**

**14.1 Okehampton BID – Cllrs asked Clerk to find out what is going on. What are the plans. Clerk to invite BID manager to the September meeting.**

**14.2 Regeneration project – No update.**

**15. Community governance meeting – meeting feedback and next steps.**

**Cllr Cooper asked if Cllrs wished to have wards in the new proposal. It was agreed to have 1 ward, proposed by Cllr M Littlejohns, seconded by P Heard, agreed by all. Clerk to update WDBC.**

**Chair and Cllr Goffey to meet Mayor of OTC later this month regarding press release, etc.**

**16. Okehampton castle – Confirmed a public meeting will be held on Friday 11 July 7-9pm in Charter hall. Ed McGregor from English Heritage to attend.**

**17. Review of Internal controls policy – Proposed by Cllr Norris to approve updated policy (circulated), seconded by Cllr Ewen agreed by all.**

**18. Review of reserves policy – deferred to September meeting.**

**19. Okehampton college closing 6<sup>th</sup> form – Cllr Cooper said various options apparently have been considered but sadly Oke college is closing its 6<sup>th</sup> form due to very low numbers.**

**20. To note office closure: 23 July – 11 August and 21-29 August inclusive - Noted. Clerk to meet Chair beforehand.**

**21. Town & Parish Council Briefing: Local Government Reorganisation 9 July 5.30-6.30pm (virtual) – Noted. Cllr Goffey to attend.**

**22. To confirm date of next meeting – Tuesday 5 August 2025 at 7.30pm Meldon village hall.**

**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.’

**23. To note current WDBC Enforcement case list and information**

**The Chairman declared the meeting closed at 9.30 pm**

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

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