



## Okehampton Hamlets Parish Council

### To all Members of the Council

You are hereby summoned to attend the ordinary meeting of the Council to be held at 7.30pm on Tuesday 7 October 2025 at Meldon Village Hall, Meldon, Okehampton

Emily Young, Parish Clerk, dated 01/10/2025

### AGENDA

**Members are reminded that a disclosable pecuniary interest in any item on the agenda should be declared, with the reason, before the item is discussed.**

#### 1. Chairmans welcome

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

*Residents are invited to give their views and question the Parish Council on issues on this agenda, or to raise issues for future consideration at the discretion of the Chairman. Members of the public may not take part in the Parish Council meeting itself. A question shall not require a response at the meeting nor start a debate on the question. The chairman of the meeting may direct that a written or oral response be given.*

#### 3. Declarations of Interest -

*To receive disclosures of unregistered or other interests from Councillors on matters to be considered at the Meeting. The disclosure shall include the nature of the interest. If a Member becomes aware, during the course of a meeting, of an interest that has not been disclosed under this item they must immediately disclose it. Under the Code of Conduct Councillors with a registerable interest must leave the room for the duration of consideration of the item to which the interest relates. Those with a 'other' interest must apply the tests set out in the Code of Conduct as to whether or not there are circumstances that might enable them to remain.*

#### 4. Apologies –

*To receive and accept apologies for absence*

#### 5. Approval of Minutes of previous meeting held on 9 September 2025.

**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 – 2354/25/FUL – Land at SX 612 953 Stockley** – Construction of food store (Class E A) with associated parking, landscaping, drainage and servicing  
<https://westdevon.planning-register.co.uk/Planning/Display/2354/25/FUL?cuuid=3DD4E5CE-40BC-4152-956B-2B4235B41B15>

**6.1.2 Ref 25/0065** – Tree work under Meldon viaduct, Meldon woods <https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=163164>

**6.1.3 Ref – 1039/25/ARM - Proposal:** READVERTISEMENT (revised plans & documents) Application for approval of reserved matters (relating to appearance, landscaping, layout & scale) following outline approval reference 2731/15/OPA for construction of 91 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure – **Land at parcel 4b, East of Crediton Road, Okehampton**  
<https://westdevon.planning-register.co.uk/Planning/Display/1039/25/ARM?cuuid=41777C13-5A4B-464A-841D-B0E090A1DB2A>

**6.1.4 Ref: 2813/25/FUL** – Proposal: Use of family annex as holiday letting unit (retrospective)  
Roundaway lodge, Okehampton EX20 1RJ  
<https://westdevon.planning-register.co.uk/Planning/Display/2813/25/FUL?cuuid=521351F5-3D64-40BE-9BA7-04A9DF615C97>

## **6.2 Planning decisions – To note:**

### **6.2.1 Ref - 2121/25/LBC Listed Building Consent**

**Applicant Name:** Mr & Mrs S Brown Officer: **Graham Lawrence**

**Grid Reference:** (260318, 96545) Decision Level: **Officer Delegated**

**Site Address:** Lower Chichacott Barn, Chichacott EX20 1RS

Decision: **Conditional Approval**

**Description:** Listed Building Consent for internal modifications to create 3rd bedroom, an en-suite & installation of 2 new rooflights

Decision Date: **03 September 2025**

### **6.2.2 Ref - 2371/25/COM 28 (one month) Communication PD Application**

**Applicant Name:** Amen Barudwale Officer: **Bryony Hanlon**

**Grid Reference:** (254182, 94186) Decision Level: **Officer Delegated**

**Site Address:** R/O Fairways, Thorndon Cross, EX20 4ND

Decision: **Do not wish to comment**

**Description:** Notice of intent to install electronic communication apparatus comprising one wooden pole at 8 metres high (Ref: ON\_V6065)

Decision Date: **03 September 2025**

### **6.2.3 Ref-2268/25/VAR Variation or Removal of Condition**

**Applicant Name:** Meldon Garage Ltd Officer: **Richard Geary**

**Grid Reference:** (256473, 93505) Decision Level: **Officer Delegated**

**Site Address:** Meldon Garage, Tavistock Road, Okehampton EX20 4LR

Decision: **Conditional Approval**

**Description:** Application for variation of condition 2 (approved plans) of planning consent 0548/25/FUL

Decision Date: **23 September 2025**

<https://westdevon.planning-register.co.uk/Planning/Display/2268/25/VAR>

## **6.3 Planning correspondence**

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

**8. Beating the bounds** - photos

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

## **10. Finance –**

### **10.1 Accounts for payment –**

Mrs E Young wages	£770.13
Mrs E Young – travel	£15.30
Mrs E Young – expenses	£Nil
HMRC- Tax and NI	£95.64
Meldon hall hire	£20.00
WestCountry Grounds Mntce OTP grass Sept	£TBC+
WDBC 2 x dog & 1 x litter bins	£572.83
GX accounting payroll services	£63.00

### **10.2 Credits received – to note**

Interest earned 09/09/25	£41.35
16/09/2025 2 <sup>nd</sup> half of precept	£21,500.00

### 10.3 Request for spending

10.3.1 Contractor to cut bridlepath hedges, Meldon Max £150.00

### 10.4 Finance general

10.4.1 Closure of Lloyds bank

10.4.2 Online banking terms changing 28.11.2025

### 10.5 Grants

### 10.6 Bank reconciliation as at 1<sup>st</sup> October 2025

#### Period ending 1 October 2025

Prepared by Emily Young, Parish Clerk and Responsible Financial Officer

Date 1/October/2025

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

At the Parish Council meeting on 7 October 2025

#### Balance per bank statements as at 1 October 2025

	£	£	
Current account (Treasurers)		748.62	Current Account (36901368)
Deposit account (BB Inst online)		93,219.29	Savings Account (38166660)
		<b>93,967.91</b>	

Less: any unpresented cheques	0	0.00
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Add: any unbanked money	0	0
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Net bank balances as at 1 October 2025	<b>93,967.91</b>
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The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows:

#### Cashbook

Opening Balance	75,478.77	(up to 16/09/25)
Add: Receipts in the Year	21541.35	(Include VAT - up to 29/09/2025)
Less: Payments in the Year	3052.21	
	<b>93,967.91</b>	
Closing balance per cash book (receipts and payments book) as at 1 October 2025 (must equal net bank balances above)	<b>93,967.91</b>	0.00 Difference

### 11. Environmental issues

### 12. Open Spaces

### 13. Highways

#### 13.1 CCTV

### 14. Economic Development Projects

14.1 Okehampton BID

14.2 Regeneration project

### 15. Community governance-

### 16. Nomination to Okehampton Foundation T/A Okehampton United Charity – Mr P Davies

- 17. Clerks resignation
- 18. Councillor Andy Ewen resignation
- 19. Okehampton castle
- 20. Review of reserves policy
- 21. Remembrance day service and parade invitation

**22. Correspondence**

**23. To confirm date of next meeting** – Tuesday 4<sup>th</sup> November 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.’

- 24. To note current WDBC enforcement case list and information.