



Okehampton Hamlets Parish Council

Minutes, number 323 of the Ordinary council meeting held on Tuesday 7 October 2025, at 7.30 pm at Meldon village hall, Meldon, Okehampton

Councillors Present -

M Cooper - Chair
M Littlejohns
P Heard
J Heard
S Norris
J Goffey
B Wood

Also present Emily Young Parish Clerk and Cllr George Dexter

Cllr Cooper opened the meeting at 7.30pm

1. Chairmans welcome Cllr Cooper welcomed everyone and thanked them for coming.

2. Members of the Public – 1 member of the public

A member of the public came to listen to Cllrs discussion and decision on item 6.1.1 (application for construction of food store at Stockley).

3. Declarations of Interest – None

4. Apologies – None

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

The minutes were approved as being an accurate record and were signed by Cllr Cooper. Proposed by Cllr Goffey, seconded by Cllr Norris, 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 – 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>

Proposed by Cllr Wood to OBJECT to this submitted application for the following reasons:

Concerns about drainage.

Concerns about highways regarding the junction and safety plus quantity of traffic.

Insufficient car parking provision.

3 HGV movements per day in car park will restrict car park even more.

Colour of the building is inappropriate for a rural setting.

The build is classified as E3 (urban) when we believe it is E2 (rural).

Better tree screening is needed to hide building from Dartmoor.

No consideration for mobility scooters.

Walking to store is not ideal for most as uphill all the way from town. Buses are infrequent.

Seconded by Cllr Goffey. 5 Cllrs in support with 1 abstention.

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>

Proposed by Cllr Wood to support, seconded by Cllr Littlejohns, agreed by all.

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>

Proposed by Cllr Wood to OBJECT to this application in its current form as follows:

There is no provision for visitor parking.

The current speed limit (of 40mph) is too fast.

Seconded by Cllr Littlejohns. Agreed by all.

Cllr J Heard arrived.

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>

Proposed by Cllr Norris to support, seconded by Cllr Littlejohns, agreed by all.

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 – None

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

Cllr G Dexter

West Devon and South Hams Joint Local Planning

The current Joint Local Plan covering Plymouth, South Hams and West Devon is being reviewed and replaced by one covering only South Hams and West Devon entitled South Hams west Devon Joint Local Plan (SHWDJLP). I have been appointed as a member of the Joint Local Plan Board which is the key functions include:

- ensuring that the two councils maintain a clear programme for preparation, monitoring and review of the SHWDJLP;
- providing strategic guidance to the Local Plan Working Groups in their plan making and delivery functions; and
- providing active and dynamic overview of the performance of each council in meeting targets for maintaining a five-year housing land supply, and for delivering all other elements of the SHWDJLP, including the delivery of key infrastructure and development projects.

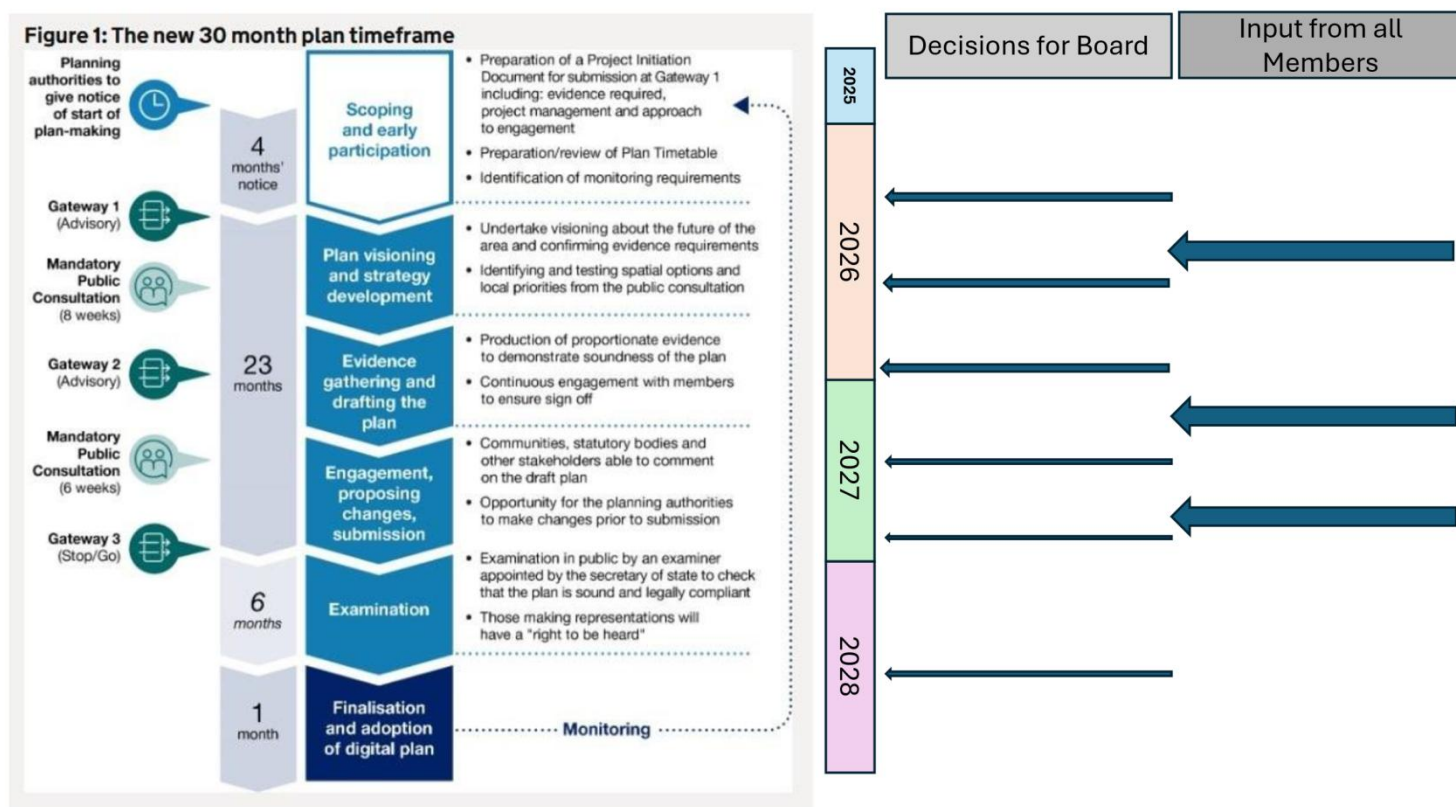
The government has increased the number of new houses required and this process will establish a robust evidence base for the number of houses which can be built, which will probably be less than the government's simple formula based target.

The evidence base will be created by going through a 'call for sites exercise' which will allow us to quantify the extent of sites that cannot come forward for development due to known constraints, as well as identifying potential new sites for development. This is a critical step in justifying a figure that is lower than the government housing need figure.

This is the first call for sites since 2017, and as such it is anticipated that new sites will be submitted for consideration. This is a critical part of the process for reducing our housing need figure into an appropriate and proportionate housing requirement – which reflects constraints, availability and deliverability.

The call for sites will not interfere with wider community considerations concerning local government reorganisation.

The current project timetable being used by government is shown on the left of the following image, with the expected timetable for SHWD and key decisions shown on the right.



Local Government Reorganisation

The deadline date for submission of plans to government for reorganisation is 28th November. All the authorities in Devon are working hard to meet this date.

Key issues which must be addressed by proposals include the following.

- Each proposal must deal with the whole of Devon.
- There must be recognisable and coherent council geographies and identities.
- The populations of the unitary authorities should be balanced and relatively equal.
- Each authority should have strong economic growth prospects.

- Unbalanced concentrations of need should be avoided.

The government's evaluation criteria for establishing a single tier of Local Government are:

- Efficiency, capacity and the ability to withstand shocks;
- Ability to deliver high quality and sustainable services;
- Understanding and meeting local needs;
- Supporting devolution arrangements; and
- Strengthening community engagement and neighbourhood empowerment.

WDBC along with the other district Councils are investigating the 1:4:5 proposal and have retained the accounting and consulting firm KPMG to help develop and evaluate proposals and critically examine these against other potential models.

The submission will include proposals for the tier of local government below the unitary authority. These ideas which are in the process of development and assessment at the moment include:

- Neighbourhood Area Committees for delegated decision-making including planning and licensing;
- Local Community Networks (LCN) which bring together stakeholders from towns, parishes, ward members, police, health services and others to focus on place-based issues; and
- Parish and Town Councils to continue in their present form with stronger links to the LCN so as to enhance community representation.

WDBC is undertaking an engagement exercise to hear people's views on the proposals for the reorganisation. As part of this, there was a public meeting at the Ockment Centre on 2nd September which was attended by a small number of the public as well as local councillors. (This was not a formal 'consultation'. That will be carried out by the Government at some time next year.)

Contributions can be made on-line at - www.westdevon.gov.uk/local-government-reorganisation.

Interchange Station / Link Road

You will have seen that the lift and footbridge bridge sections are now in place, with anticipated completion for the station next spring.

The Link Road is now open a little later than pledged. There are however more works to be carried out before it is finished. The opening was obviously beneficial because of the closure of Exeter Road. The traffic is heavy along the road and the descent from the station is causing speeding along that stretch.

Outline Planning Application: Land adjacent to Baldwins Drive, Radford Way

This application was approved by West Devon's Planning Committee. The application includes:

- the on-site provision of 2 x 1-bed social rented flats;
- Footway on SW side of Kellands Lane to be completed and Kellands Lane to be open to through traffic on foot/cycle prior to the occupation of any dwellings on the application site;
- The carriageway on Kellands Lane to be completed and Kellands Lane to be open to vehicular/all traffic prior to the occupation of the 15th dwelling on the application site; and
- The provision of a footway link onto Kellands Lane from the proposed estate to ensure provision of a pedestrian link from Baldwin Drive/Radford Way to Kellands Lane

I expressed my view at the meeting that the Kellands Lane should be opened to traffic immediately and not wait for the 15th house to be occupied. However, the committee did not agree. This could mean that the blockage could remain for up to 6 more years. I will bring this up again at the next stage of planning.

Cllr T Leech

The majority of what West Devon Borough Council has been doing in the last month has all been around the proposed changes in Local Authorities. The meeting that was held in the Ockment Centre to discuss the possible options that will be going to the Government was very badly attended, with a few of those present wanting the north of West Devon moved to either mid Devon or Exeter. Most of the Districts / Boroughs still believe that the 1 – 4 – 5 option is the best for all of Devon.

For any ordinary members of WDBC, there have not been any formal meetings at all for five weeks, so any other information on what is going on is hard to come by, except by reading the publicly available weekly briefings.

Link Road: It finally opened on the Saturday before Exeter Road was closed, and it seems to have stopped the closure causing serious issues around the town. However, it will have to close again to enable the road surface, and some drainage works to be completed. The one thing I have noticed is that as people park on the bends at the moment, double

yellow lines will be required as two of the bends are blind ones and without some form of control on-coming traffic will be a problem.

St James Primary School: The WD enforcement team will be checking to see if the work to the playing field now complies with the Planning Permission, so that this can finally be signed off.

Parcel 4b footpaths. No change with this issue.

Parcel 4a Footpath: No change with this either.

Crediton Road footpath and Link Road. As far as I know, the design work is underway but might have been slowed down due to the summer holidays.

Kellands Lane blockage: Someone has moved a few blocks to make it easier for pedestrians to get through this area. The planning application for the developer's site has now been assessed by the planners. A lot is riding on this application going through, as it covers the opening of the blockage. However, even if it is, the blockage could go on for a number of years yet, and I have been pushing (as I have for years now) for other options to be taken more seriously.

Exeter Road Persimmons site: Access issues. Still no news on this.

Persimmons Crediton Road site: Additional play equipment: This is yet another issue that just rolls along without an end date in sight. It's no good serving a notice etc. if we are not going to press forward with it.

Lidl: The information that has been circulated around the area re Lidl's future cannot be debated yet by myself or others who are involved with making decisions on any formal application, as we could easily be accused of pre-determining to outcome.

Devolution: Although every authority in Devon is for a Mayoral system for Devon, as far as I know, no one has asked the ordinary elected members what they think or indeed the public at large.

8. Beating the Bounds – Cllr Cooper has been offered some photographs from the event for printing. Cllrs agreed this would be a good idea.

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

Cllr Goffey recently attended the Health and wellbeing event – there are a number of new initiatives underway; reverse diabetes (type2) and Stop smoking. She also went to the Community transport group meeting – On Wednesday mornings they are looking at a new project to offer people with no mobility the opportunity to come into OCRA on free transport for a hot drink and social. The Emergency meeting in Sticklepath was very useful a leaflet was shared with all.

Cllr Cooper went to the BID event at Okehampton College. She felt this was well attended. She said for local businesses to sign up to the free training and grants on offer.

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	£80.40
WDBC 2 x dog & 1 x litter bins	£572.83
GX accounting payroll services	£63.00

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

10.2 Credits received – to note

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

10.3 Request for spending

10.3.1 Contractor to cut bridlepath hedges, Meldon Max £150.00

Proposed by Cllr Norris to support, seconded by Cllr Wood, agreed by all.

Cllr P Heard to follow up.

10.4 Finance general

10.4.1 Closure of Lloyds bank – Cllr Cooper said the Oke Times report on Lloyds closing was wrong. Cllr Goffey mentioned about a LINKs report being inconclusive. Clerk asked to draft a letter of complaint to Lloyds Bank for all to comment on.

10.4.2 Online banking terms changing 28.11.2025 – Noted.

10.5 Grants – None.

10.6 Bank reconciliation as at 1st 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)
		93,967.91	
Less: any unpresented cheques	0	0.00	
Add: any unbanked money	0	0	
Net bank balances as at 1 October 2025		93,967.91	

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

Cashbook

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

It was proposed by Cllr Wood to approve the bank reconciliation, seconded by Cllr Norris, agreed by all. Cllr Littlejohns signed and dated the document.

11. Environmental issues – none.

12. Open Spaces

12.1 White Wood Management email for mapping and scheduling WMP operations – Cllrs acknowledged dates and will try to attend onsite visits.

13. Highways

13.1 CCTV – Noted.

14. Economic Development Projects

14.1 Okehampton BID – See Cllrs reports above. Cllr Goffey also mentioned they are looking at starting business breakfasts.

14.2 Regeneration project – Cllr Goffey confirmed the new pavement on Crediton Road will be started in Summer 2026. She asked why this is so delayed?

From the minutes: The refreshed version of the Okehampton Regeneration Strategy was discussed and updated. The BID strategy day will agree a plan of action and set quarterly priorities.

15. Community governance- No update.

16. Nomination to Okehampton Foundation T/A Okehampton United Charity – Mr P Davies – Proposed by Cllr Norris to support, seconded by Cllr Wood, agreed by all.

17. Clerks resignation – Cllrs expressed sadness at the Clerks resignation. Clerk asked to advertise the vacancy asap reducing the hours to 8. Clerk to keep in touch with the Chair.

18. Councillor Andy Ewen resignation – Accepted. Casual vacancy advertised with WDBC until 20th October. Clerk asked to “thank” Andy for everything he has done for OHPC over many years.

19. Okehampton castle – Clerk asked to check with Cllr Leech about castle ideas and current local status. Cllr Cooper to speak to OTC.

20. Review of reserves’ policy – Cllr Wood proposed acceptance of existing document as circulated. Seconded by Cllr Norris. Agreed by all.

21. Remembrance day service and parade invitation – Cllrs Cooper, Littlejohns and Phil Heard to attend. Cllr Cooper to arrange poppy wreath for the service.

22. Correspondence – None.

23. To confirm date of next meeting – Tuesday 4th November 2025 at **7pm** Meldon village hall.

Cllr George Dexter left the meeting.

PART TWO - Proposed by Cllr P Heard, seconded by Cllr B Wood, agreed by all.

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. Noted.

The Chairman declared the meeting closed at 8.50 pm

Signed Date

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