



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **TUESDAY 9TH JANUARY 2024** at **19.00**. The meeting was held at The Ottery Town Council offices in the Council Chamber.

PRESENT:- Councillor Copus (**Chair**), Councillors Johns (**Deputy Chair**) Grainger (**Mayor**), Green and Faithfull and Jane Bushby Administrator

OTHER PERSONS PRESENT:- Five members of the public

P/24/01/01
TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Cllrs Stewart, Williamson and Lucas

P/24/01/02
DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR ITEMS ON THE AGENDA

Cllr Peter Faithfull	23/2594 Personal interest – Cllr Faithfull is the Town Council representative of the Feoffee Charity 23/2672 Personal interest - knows the applicant 23/2608 Personal interest - knows the applicant 23/2372 Personal interest - knows the applicant
Cllr Richard Copus	No declaration
Cllr Richard Grainger	No declaration made
Cllr John Green	23/2372 Personal interest - knows the applicant
Cllr Vicky Johns	23/2372 Personal interest – the applicant is their spouse 23/2672 Personal interest – knows the applicant

P/24/01/03
IN CONSIDERATION OF THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 (PUBLICITY WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BY REASON OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED): TO AGREE ANY ITEMS TO BE DEALT WITH AFTER THE PUBLIC AND PRESS HAVE BEEN EXCLUDED

There were none

Chair’s Initials.....

P/24/01/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- a) **23/0062/TPO** Tree Preservation Order - Land at woodland adjacent to Head Weir, OSM. Notice previously circulated to the committee.

P/24/01/05

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 11th DECEMBER 2023

The minutes of the Planning Meeting on 11th December 2023 were approved and signed by the Planning Chair as a correct record.

P/24/01/06

PLANNING DECISIONS RECEIVED

23/1611/LBC Cadhay House, Cadhay, OSM, EX11 1QT	Approval with conditions
23/1803/FUL 96 Mill Street, OSM, EX11 1AF	Approval with conditions
23/2027/FUL Woods Farm, Bowd, EX10 0JS	Approval with conditions
23/2265/PDQ Halls Farm, Metcombe, OSM, EX11 1SS	PDQB prior approval
	Refused
23/1153/FUL Sunny Corner, Hind Street, OSM, EX11 1BW	Approval with conditions

P/24/01/07

To assist with the smooth running of the meeting, the Chair will allow members of the public present to submit questions/comments relating to items on the agenda for consideration prior to the application being heard. Individual contributions will be limited to 3 minutes. Where there is a group of objectors or supporters for an application, a spokesperson should be appointed to speak on behalf of the group. The Chair will invite the member of public to speak, after the application has been introduced.

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P/24/01/08

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

Reference Applicant Details

1)	23/2631/FUL	Malcolm Coombes	Loft conversion with rear dormer. 6 St Marys Park, OSM, EX11 1HZ
<p>Town Council Comments: The Town Council support this application noting the objection from a neighbour regarding loss of privacy. The Town Council agrees with the suggestion of the use of opaque glass in the window.</p>			
2)	23/2664/AGR	Mr P Rider	Agricultural building for the storage and despatch of plants. Rainbow Plants, Holcombe Lane, OSM, EX11 1PG
<p>Town Council Comments: Due to an error by EDDC Planning, a decision has already been made and therefore the committee have been unable to submit comments.</p>			
3)	23/2594/VAR	Trustees of Ottery Feoffee Charity	Variation of Condition 2 (approved plans) on application number 22/2305/FUL (replacement of community centre with 4 no. residential flats (almshouses) with associated development to include access, landscaping and drainage) – request for revised design and internal layout. Ottery Feoffee Day Centre, Brook Street, OSM, EX11 1EZ
<p>Cllr Faithfull did not comment or vote on the application. A trustee of the charity spoke to provide information regarding the amended plans. Town Council Comments: The Town Council feel that the amended application is a definite improvement on the original and that it will address some of the neighbours' concerns. It is noted that an Ecological assessment has been provided and updated.</p>			
4)	23/2672/FUL	Martin Nancekivell	Agricultural farm building, to store and receive deliveries Land East of Gosford Road, Gosford Road, OSM
<p>The applicant spoke to provide information regarding the reasons for the application. Town Council Comments: The Town Council support this application subject to the requirements of the Senior Historic Environment Officer.</p>			
5)	21/1688/MFUL	Motor Fuel Group	Roadside Service Area (RSA) including a petrol filling station (PFS) comprising of a forecourt sales building, canopy, separate HGV and car fuel pumps and underground storage tanks and

Chair's Initials.....

			a new class E/Sui Generis drive-thru restaurant alongside associated car, coach and HGV parking, landscaping and off-site highway works on the B3174. Land South of Lily Cottage, Exeter Road, Whimble
Town Council Comments: The Town Council do not support this application. The Town Council have previously supported this development in their comments in May 2023 and December 2021. The committee appreciate the detailed plans submitted but feel that as time has passed, needs and requirements have changed; a) The approval of the quarry development at Straitgate Farm will mean an increase in traffic using the same road as this development. b) With the improvements in fuel efficiency, it is felt that there is no need to have another filling station so close to others in the area. There are two large filling stations within 5 miles of either direction. Going forward there should be less petrol and diesel vehicles on the roads. c) Possible negative effect on local business. The Town Council are concerned regarding the effects on wild life and the intrusive lighting on the near by heath land.			
6)	23/2608/TRE	Dr Graham Ward	Tulip Tree: reduce crown to previous pruning points including reductions over the public highway to maintain statutory clearance. Ernespie, Longdogs Lane , Ottery St Mary, EX11 1HX
Town Council Comments: The Town Council support this application			
7)	23/2372/FUL	Mr Rob Johns	Replacement ball stop netting to north eastern boundary of cricketfield adjacent to Luxtons Park. Ottery St Mary Cricket Club, Strawberry Lane, OSM, EX11 1RG
Cllr Johns left the room and did not take part in the vote. The applicant spoke to explain that the replacement netting is required for safety reasons. Town Council Comments: The Town Council support this application and acknowledge how important this community group is within the parish.			

P/24/01/09

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

P/24/01/10

NEXT MEETING – TBC subject to planning applications being received.

The meeting ended at 20.03

SIGNATURE OF CHAIRMAN	
DATE OF SIGNATURE	

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