



Ottery St Mary Town Council

Minutes of the EXTRAORDINARY TOWN COUNCIL MEETING to discuss proposals at Land at Strawberry Lane held on **Tuesday 06 August 2024** at **19:00**. The meeting was held in the **Station, Mill Street, Ottery St Mary, EX11 1AH**

Present: Cllrs Richard Grainger (Mayor), Vicky Johns (Chair of Planning Committee), Peter Faithfull, Nick Sneller, Janice Aherne and Ben Feasey
In Attendance: Kerry Kennell, Town Clerk, Richard Morton from KCS Developments Ltd and 30 members of the public
Minute Taker: Kerry Kennell, Town Clerk

C/24/08/20 APOLOGIES FOR ABSENCE

To receive apologies for absence

Cllrs Green, Stewart, Lucas, Williamson and Copus

C/24/08/21 DECLARATIONS AND DISCLOSABLE PECUNIARY INTERESTS

To receive Declarations of interest for items on the Agenda and receipt of requests for new Disclosable Pecuniary Interests (DPIs) dispensations for items on the Agenda

Cllr Grainger	No interests declared
Cllr Johns	No interests declared
Cllr Faithfull	Cllr Faithfull declared that he is a member of the EDDC Planning Committee
Cllr Aherne	No interests declared
Cllr Sneller	No interests declared
Cllr Feasey	No interests declared

C/24/08/22 ADMISSION TO MEETINGS

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.

C/24/08/23 PUBLIC PARTICIPATION

To allow members of the public present to submit questions/comments for consideration
Individual contributions will be limited to 3 minutes

Chair's initials _____

The Clerk read out four written statements which had been sent through from residents.

C/24/08/24 TO CONSIDER PROPOSALS AT LAND AT STRAWBERRY LANE, OTTERY ST MARY

The meeting was attended by Richard Morton of KCS Development Ltd. Richard explained that KCS Developments is a company who work for landowners who believe there may be planning potential. The company aims to bring experts together to create a scheme that balances housing developments against the policies in Central Government, Local Government and Neighbourhood Plans. KCS make an informal outline planning application on behalf of the landowner. If the application is successful a detailed planning application follows at a later point. Richard explained that Planning Policy is set by Central Government and Local Authorities produce Local Plans that then become adopted policy. The EDDC Local Plan is currently in draft stage. In the EDDC Draft Local Plan the proposed site at Strawberry Lane is a preferred site. The Government has proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system. As a result, Local Authorities will have to review their plans to see if they are delivering adequate housing numbers. EDDC does have an existing Local Plan in place which lasts until 2031. Under the current NPPF rules a District Council can have a 4 year housing land supply which is the current position with EDDC. Part of the Central Government proposed changes to the NPPF is that the 4 year rule is removed. The proposals mean that there would need to be an increase of 28% of houses being built throughout the whole of East Devon.

Ottery is regarded as a sustainable settlement and as a result EDDC Policy Officers have proposed that development should happen. Potential sites are reviewed against a range of criteria and officers at EDDC make proposals about which sites are the preferred options. As more housing needs to be delivered, development at the edge of existing settlement is preferred. It was asked why the proposed site was not included in the existing EDDC Local Plan. For land to be included in the plan it must be submitted by the landowner and it can only be assumed that the landowner did not submit the site when the last EDDC Local Plan was being created.

The tilted balance 'tilts' the balance in favour of approving an application. When the tilted balance is engaged, it is necessary to conduct a planning balance in determining applications and appeals. This is where the decision-making will afford varying degrees of weight to the harms and benefits associated with a proposed development.

Concern was raised that the necessary infrastructure is not in place particularly dentists and doctors. It was explained that this cannot be dealt with by one housing scheme. The EDDC Local Plan should ensure that necessary boosts to the infrastructure are made. Developers will then make contributions towards improving the infrastructure.

A member of the public raised concerns about the sustainability of the site. The member of the public does not feel that a risk assessment could be completed, demonstrating safe travel on Strawberry Lane. Richard was asked how would residents from the proposed development safely get their children to school by sustainable means? Richard said that their highways work has been extensive and access into site has visibility in both directions. It was reiterated that Strawberry Lane is a single track road with blind bends. A Travel Plan

Chair's initials _____

should encourage people to use more forms of sustainable transport but there are no pavements from Salston Ride. Richard advised that the plans have been updated since correspondence was sent to the Town Council and residents to propose pavements are built on the northern side of site. Richard will send the Town Council an updated plan. It was confirmed that a third of the houses would be affordable housing with local eligibility criteria. As part of the application a Transport Assessment will be carried out. This will include information on the number of car journeys, traffic flow etc and will include information on pedestrian movement and cyclists.

A Drainage Assessment will also be included with the application and it was noted that there is a legal obligation to ensure that the run off from the proposed site is less than the greenfield site.

Richard reiterated that the initial application will not include information of what the houses will look like.

Submission of the planning application is the decision of the landowner.

It was clear that not all residents impacted by the proposed development had received a letter from KCS Developments Ltd. Richard offered his apologies if residents had not received the communication.

A resident thanked the Town Council for calling this meeting and enabling residents to ask questions.

Richard confirmed that subsidised housing is built not for profit. Normally it is required that ownership is transferred to a housing association and the properties are offered for rent or shared ownership. Richard confirmed that the 30% affordable housing is achievable.

A resident raised that there are currently 88 houses for sale in Ottery and therefore is there a need for another 65 houses in Ottery? Residents feel it is essential that any development should not be isolated and needs to be able to be part of town and accessible by foot - sustainability is key.

Richard advised that 9 out of 10 sites he views aren't acceptable but that in his view nothing in relation to this site is a showstopper. It was highlighted that a Right of Way goes through the centre of the field. Richard confirmed that this would go through the development. It was noted that the landowner is William Dartmouth.

The Mayor thanked Richard and the residents for attending the meeting.

C/24/08/25 TO NOTE ANY SPECIFIC CORRESPONDENCE RECEIVED

There was none.

C/24/08/26 DATE OF THE NEXT MEETING: MONDAY 2ND SEPTEMBER 2024

Reports & Appendix 1

Meeting concluded at 20:30

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