



## Ottery St Mary Town Council

Minutes of the EXTRAORDINARY MEETING OF Extraordinary Full Council Meeting held on **Monday 16 September 2024 at 19:00**. The meeting was held in the **Ottery St. Mary Town Council (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ)**

Present: Cllrs Richard Grainger (Mayor), Dean Stewart (Deputy Mayor), Stewart Lucas, Peter Faithfull, Vicky Johns, Nick Sneller, Matt Williamson and Ben Feasey  
In Attendance: Kerry Kennell, Town Clerk, EDDC Cllr Beth Collins and 28 members of the public.  
Minute Taker: Kerry Kennell, Town Clerk

### **C/24/09/01 APOLOGIES FOR ABSENCE**

To receive apologies for absence

Apologies were received from Cllrs Aherne, Green and Copus.

### **C/24/09/02 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 Faithfull	Member of EDDC Planning Committee
Cllr Feasey	No interests declared.
Cllr Sneller	No interests declared.
Cllr Williamson	No interests declared.
Cllr Lucas	No interests declared.
Cllr Johns	Declared that she is a member of the OSM Planning Committee.
Cllr Stewart	No interests declared.
Cllr Grainger	No interests declared.

### **C/24/09/03 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.

Chair's initials \_\_\_\_\_

#### C/24/09/04 PUBLIC PARTICIPATION

To allow members of the public present to submit questions/comments for consideration  
Individual contributions will be limited to 3 minutes  
The Mayor advised that members of the public could speak in relation to specific sites detailed in the site selection reports.

#### C/24/09/05 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATION:

Reference	Applicant	Details
<a href="#">24/1483/FUL</a>	Simon Rice 19 Barton Rise Tipton St John Sidmouth EX10 0FF	Installation of solar panels on flat roof
It was <b>RESOLVED</b> that the Council support this application. <i>Cllr Faithfull abstained.</i>		

#### C/24/09/06 TO CONSIDER A RESPONSE TO THE PROPOSED DEVELOPMENT SITES IN THE EDDC DRAFT LOCAL PLAN FOR PRESENTATION TO THE EDDC STRATEGIC PLANNING COMMITTEE ON 23 SEPTEMBER 2024

[Evidence Base and Supporting Documents](#)  
[Draft Local Plan Consultation](#)

Cllr Faithfull gave an update of why EDDC are progressing with their existing draft Local Plan. There is one month from when the National Planning Policy Plan is approved for the EDDC draft Local Plan to be approved. If this cannot be achieved then EDDC will have to provide a sites for a further 28% of houses to be built.

A member of the public spoke about the Strategic Environmental Assessment (SEA) and Environmental Impact Assessment (EIA) and that there are inconsistencies regarding how the information has been presented.

The Town Council is acutely aware of the lack of infrastructure. However a lack of dentist; doctor; or school is not a Planning consideration. It was noted that sites were put forward before the Straitgate Quarry was approved.

It was noted that there have been no improvements to the infrastructure since 2014. The expectation is that water and sewerage will be supplied.

There was a discussion regarding the proposed sites. The Council recognise that there is a need for development in Ottery St Mary in order for EDDC to meet the housing targets set by government. This site does offer a strategic planning solution and provides the least impact on the existing town. However there would need to be the appropriate investment in infrastructure to provide a new primary school; roundabout; shop; footpath; provision of a cycleway. The Council reiterate the need of 1,2,&3 bed houses for social housing. The Council feel that the green wedge between Ottery and West Hill should be protected beyond this site. This view was supported by the majority of Councillors and members of the public present. It was **RESOLVED** that Otry\_01 will be put forward to EDDC for consideration as a site that should be considered INSTEAD of other sites in Ottery. *Cllrs Johns and Faithfull abstained*

Chair's initials \_\_\_\_\_

It was **RESOLVED** that the Council have not changed their views on any of the proposed sites since an Extraordinary Council Meeting was held on 30 August 2022. These comments will be reiterated to the EDDC Strategic Planning Committee.

<b>OTTERY ST MARY</b>		
Otry_01	469 dwellings	The Council recognise that there is a need for development in Ottery St Mary in order for EDDC to meet the housing targets set by government. This site does offer a strategic planning solution and provides the least impact on the existing town. However there would need to be the appropriate investment in infrastructure to provide a new primary school; roundabout; shop; footpath; provision of a cycleway. The Council reiterate the need of 1,2,&3 bed houses for social housing. The Council feel that the green wedge between Ottery and West Hill should be protected beyond this site.
Otry_09	90 dwellings	It does not make sense that this site is now being supported by EDDC as in January 2020 a planning application on the same site was turned down by EDDC. The Neighbourhood Plan identifies this land should be used for Community and Education use only – not for additional houses. If the proposed expansion in Ottery does take place there will be a need for additional educational provision at

Chair's initials \_\_\_\_\_

		both primary and secondary level.
GH/ED/26	200 dwellings	Support EDDC view that site should not be allocated.
Otry_10	20 dwellings	The Council do not support this site as there would be access to the road with no pavements or street lights and site is prone to flooding.
Otry_15	8 dwellings	The Council acknowledge this development would cause minimal impact but do feel adequate facilities such as a pavement need to be provided.
Otry_18	63 dwellings	Support EDDC view that site should not be allocated.
Otry_19	48 dwellings	Support EDDC view that site should not be allocated.
Otry_21	70 dwellings	The Council do not support this site.
GH/ED/27	60 dwellings	The Council do not support this site which is not realistic and is impractical and suggests linking to a non-existent footpath.
GH/ED/29b	188 dwellings	Sidmouth Road not suitable for extra traffic. Green wedge between Ottery and Wiggerton. Concern regarding flooding. The Council do not support this site.
GH/ED/31	48 dwellings	Support EDDC view that site should not be allocated
GH/ED/32	61 dwellings	Support EDDC view that site should not be allocated
GH/ED/33	80 dwellings	Support EDDC view that site should not be allocated
GH/ED/34	289 dwellings	Support EDDC view that site should not be allocated
GH/ED/35	130 dwellings	Support EDDC view that site should not be allocated
<b>TIPTON ST JOHN</b>		
Otry_04	45 or a school and 5 self-build dwellings	The Council would support building a school on this site and 5 self-build dwellings. If

Chair's initials \_\_\_\_\_

		lose school not Tier 4 and cannot have development.
Otry_06	12 dwellings	Support EDDC view that site should not be allocated
Otry_22	29 dwellings	Support EDDC view that site should not be allocated
<b>FENITON</b>		
Otry_20	4.65 hectares of employment land	The Council support development within the existing chicken shed boundary but would be reluctant to see the orchard removed.

**C/24/09/07 TO NOTE ANY SPECIFIC CORRESPONDENCE RECEIVED**

There was none.

**C/24/09/08 DATE OF THE NEXT MEETING: MONDAY 7TH OCTOBER 2024**

Reports & Appendix 1

Meeting concluded at 8.40pm

Chair's initials \_\_\_\_\_

Draft

Chair's initials \_\_\_\_\_