



## Ottery St Mary Town Council

Minutes of the ORDINARY MEETING OF Planning Meeting held on **Monday 30 September 2024** at **19:00**. The meeting was held in the **Ottery St Mary Institute**

Present: Ottery St Mary Town Council Admin, Cllrs Richard Grainger, Richard Copus (Deputy Chair), Vicky Johns (Chair), Matt Williamson, Janice Aherne, Ottery St Mary Town Council Clerk and Ottery St Mary Town Admin.

In Attendance: 8 members of the public including Cllr Peter Faithfull – a member of the EDDC Planning Committee and a Town Council Councillor (not a member of the Town Planning Committee)

Minute Taker: Ottery St Mary Town Council Admin – Jane Bushby

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

To receive apologies for absence

Apologies received from Cllrs Green, Stewart and Lucas

### **P/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 Vicky Johns	No Declaration
Cllr Richard Copus	No Declaration
Cllr Richard Grainger	No Declaration
Cllr Janice Ahern	No Declaration
Cllr Matt Williamson	No Declaration

### **P/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 \_\_\_\_\_

**P/24/09/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE**

- a) APP/U1105/W/24/3346991 PROPOSAL: Siting of rural workers dwelling (static caravan) in support of rural business (retrospective) LOCATION: Clapperentale Farm Escot Park Ottery St Mary Devon EX11 1LU - Appeal notification circulated to the Committee.
- b) To discuss the new signage at Ottery Pizza. This has been raised with EDDC (East Devon District Council). We are awaiting a review by the EDDC Conservation Officer.
- c) To receive an update following the EDDC Strategic Planning Committee meeting of 23rd September 2024. Cllr Richard Grainger (Mayor) attended the meeting to provide a response to the proposed development sites in the EDDC Draft Local Plan following the Extraordinary Full Council meeting 16<sup>th</sup> September.

**P/24/09/05 MINUTES**

To receive the Minutes of the Meeting of the Town Council of 12th August 2024 and to approve the signing of the Minutes by the Chair as a correct record.

The minutes were signed as a correct record by the Chair.

**P/24/09/06 PLANNING DECISIONS RECEIVED**

<a href="#">23/1995/LBC</a>	Chanters House, The College, OSM, EX11 1DQ	APPROVED
<a href="#">23/2121/FUL</a>	Land adjacent Shute Farm , Fluxton	REFUSED
<a href="#">24/1079/FUL</a>	87 Slade Close, OSM, EX11 1SY	APPROVED WITH
CONDITIONS		
<a href="#">24/1257/TRE</a>	OSM Primary School, Longdogs Lane, EX11 1HY	SPLIT DECISION
<a href="#">24/1318/TRE</a>	16 Higher Spring Gardens, OSM, EX11 1HW	APPROVED WITH
CONDITIONS		
<a href="#">24/1427/FUL</a>	Cooinda, Coombelake, EX11 1NG	APPROVED WITH
CONDITIONS		
<a href="#">24/1560/TCA</a>	The Vicars House, The College, OSM, EX11 1DQ	WITHDRAWN
<a href="#">24/1585/DOC</a>	Metcombe Brake, Higher Metcombe, OSM, EX11 1SR	DISCHARGE OF
CONDITION		
<a href="#">24/1390/FUL</a>	Long Range Whimple, EX5 2QT	APPROVED WITH
CONDITIONS		
<a href="#">24/1400/FUL</a>	Pleasant Progress, Winters Lane, OSM, EX11	
1BG		APPROVED WITH
CONDITIONS		
<a href="#">24/1279/FUL</a>	13 Longdogs Lane, OSM, EX11	
1HU		APPROVED WITH
CONDITIONS		
<a href="#">24/1646/TCA</a>	Coleridge Pre School Playgroup, OSM, EX11	
1EU		APPROVED
<a href="#">24/1613/FUL</a>	Oak View, East Hill, OSM, EX11	
1QH		APPROVED WITH
CONDITIONS		
<a href="#">24/1274/FUL</a>	Long Range, Wimple, EX5	
2QT		APPROVED WITH
CONDITIONS		
24/1158/FUL	The Old School, Sandhill Street, OSM EX11 1EF	APPROVED WITH
CONDITIONS		
24/1483/FUL	19 Barton Rise, Tipton St John, EX1-	
0FF		APPROVED

**P/24/09/07 PUBLIC PARTICIPATION**

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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.

**P/24/09/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:**

**TO ACCOMMODATE MEMBERS OF THE PUBLIC, APPLICATION 23/2077/MOUT WAS DISCUSSED SECOND.**

Reference	Applicant	Details
1) <a href="#">24/1716/MOUT</a>	KCS Development Ltd	Outline application for up to 65 dwellings and associated infrastructure and works, with details of access layout and landscaping provided. Land abutting Strawberry Lane, Strawberry Lane, Salston, OSM
<p>A member of public spoke to object covering areas such as; position of the building, Highways (safety of pedestrians and vehicle users), flooding, light pollution and the adverse effect on the environment and wild life.</p> <p><b>Council Comments;</b> The Town Council do not support the application based on the following; Outline planning application has not addressed the issue to provide a safe foot path for residents The site is in flood zone 3 and there is likely to be an increase in rainwater run off Inadequate infrastructure to cope with the increase in demand No waste audit statement provided Strategy 34 East Devon Local Plan 2013-2031 requires 50% affordable housing on sites outside the built-up area boundary. This application is offering 30% affordable housing and no one bedroom homes The proposed site is on open, agricultural land The proposed site is outside the built up area</p>		
2) <a href="#">24/1686/FUL</a>	First House Ltd	Conversion of existing office to two dwellings 9 Mill Street, OSM, EX11 1AA
<p><b>Council Comments;</b> The Town Council support this application but have concerns regarding possible parking issues. One parking space to be provided for two, three bedroom houses</p>		
3) <a href="#">24/1208/FUL</a>	William Dartmouth	Demolish garage and lean-to, construction of single storey extension incorporating existing outbuilding Higher Salston Lodge, OSM, EX11 1RQ
<p><b>Council Comments; (one Councillor objected)</b> The Town Council support this application subject to the work being carried out to the satisfaction of the EDDC Conservation Officer.</p>		
4) <a href="#">24/1706/FUL</a>	Mr Henry Gater	Proposed 1 no dwelling in grounds of existing dwelling East Hayes House, East Hill, OSM, EX11 1QH
<p><b>Council Comments;</b></p>		

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The Town Council do not support this application based on the site being outside of the development area and being in the open countryside			
5)	<a href="#">24/1799/FUL</a>	Mr M Phillips	Construction of single storey rear extension 3 North Street, OSM, EX11 1DR
<b>Council Comments;</b> The Town Council support this application subject to the use of appropriate materials being used, in the Conservation area			
6)	<a href="#">24/1820/FUL</a>	David Furzeland	Proposed conversion of outbuilding to living accommodation including extension/link to existing dwelling Fernwood, Chineway Road, OSM, EX11 1PL
<b>Council Comments;</b> The Town Council support this application taking into account recommendations made by the Contaminated Land Officer			
7)	<a href="#">24/1817/FUL</a>	Mr Maddicks	Proposed part change of use from ground floor commercial shop / ground and first floor offices to a two storey residential dwelling; remaining ground floor space to be retained as a commercial shop. 8 Mill Street, OSM, EX11 1AD
<b>Council Comments;</b> The Town Council support this application but would like the following noted; The property is in the Conservation area (part of a key building group of architectural importance or of which make a significant contribution to the Town) The use of white, wooden sash windows in keeping with other properties in the area The property falls below the National Described Space Standards (NDSS). The proposed property would be 6m <sup>2</sup> smaller than the recommended size The property is within flood zone 2 and 3. Further thought should be given to protect the residents The Town Council are in favour of some retail space being maintained			
8)	<a href="#">23/2077/MOUT</a> Amended application	Mr Graham Hudson	Outline application for single storey class B2, B8, E(c) and E(g) development comprising floor space of up to 2640 sq. m. (all matters reserved) Land South of Hansford Way, OSM

A member of public spoke and acknowledged that the applicant had listened to some of the objections previously raised but that they still objected to the application, overall. A list of their objections were resummarised to the Committee

**Council Comments;**

The Town Council do not support this application;  
The look of the buildings is essential as the proposed site is at the entrance to Ottery  
There is a need for comprehensive landscaping to address the site appearance and potential issues with flooding  
As previously commented, the Council feel that the hours of operation should be reduced to 6pm except Saturday where it should be 1pm  
Footpath no 25 which is a public right of way is not mentioned in the plans  
Concerns over parking issues, noise and various other pollutants near a hospital/school and residential area  
B2 category (any industrial use) not appropriate at this site

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**P/24/09/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTER**

There were none

**P/24/09/10 DATE OF THE NEXT MEETING: TBC**

Meeting concluded at 20.50

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