



Ottery St Mary Town Council

Minutes of the Planning meeting held on **Tuesday 19 November 2024** at **19:05**. The meeting was held in the **Ottery St. Mary Town Council Offices (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ)**

Present: Ottery St Mary Town Council Admin, Cllrs Richard Grainger, John Green, Vicky Johns (Chair) and Janice Aherne

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

P/24/11/1 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Williamson, Copus, Stewart and Lucas

P/24/11/2 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 Grainger	No declaration
Cllr John Green	No declaration
Cllr Janice Aherne	No declaration

P/24/11/3 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

P/24/11/4 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- 1) 24/0046/TPO Land of Foxes Oven, 36 Slade Road, OSM Tree Preservation Order Confirmed and notice circulated to the committee
- 2) 5 Mill Street Ottery St Mary EX11 1AB - : Illuminated signs without advertisement consent - Letter from EDDC enforcement team - to investigate
- 3) APP/U1105/W/24/3353191 Oak View East Hill Ottery St Mary EX11 1QH Appeal notice received and circulated to the committee

P/24/11/5 MINUTES

The Minutes of the Meeting of the Planning Committee of 21st October 2024 were signed by the Chair as a correct record.

Chair's initials _____

P/24/11/6 PLANNING DECISIONS RECEIVED

24/0950/FUL	Deblins Brook Farm, Sandgate Lane, OSM, EX11 1PX	REFUSED
24/0998/LBC	Deblins Brook Farm, Sandgate Lane, OSM, EX11 1PX	REFUSED
24/1706/FUL	East Hayes House, East Hill, OSM, EX11 1QH	REFUSED
23/0939/FUL	Clapperentale Farm, Escot Park, OSM, EX11 1LU	REFUSED
24/2029/DOC	Ottery St Mary Cricket Club, OSM, EX11 1RG	DISCHARGE OF CONDITION

P/24/11/7 PUBLIC PARTICIPATION

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/24/11/8 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details	
1)	24/2101/LBC	Mr Ben Smith	New partition to subdivide bedroom 1 Halls Farm, Higher Metcombe, OSM, EX11 1SS
The Town Council do not support the application and made reference to the Historic England report. 'We acknowledge that steps have been taken, through the proposed materiality of the partition wall, the level of intervention into historic fabric and the reversible nature of the proposals to minimise this impact. However, this minimises the harm rather than avoiding it. (NPPF 201)'. The Town Council strongly feel that this is an inappropriate development for a property that is Grade 2 * listed. Only 5.8% of properties have a Grade 2* listing			
2)	24/2077/LBC	Mr Ben Smith	Creation of new first floor bathroom within bedroom 3 Halls Farm, Higher Metcombe, OSM, EX11 1SS
The Town Council do not support the application on the same grounds as application 24/2101/LBC. The proposals fundamentally change the fabric of a Grade 2 * listed building			
3)	24/1918/FUL	Mr Steve Dangel	Single storey rear extension to the south elevation Oaklands, Gerway Lane, OSM, EX11 1PW

Chair's initials _____

The Town Council support this application and would like to recommend that the building work avoids the bird nesting season, provision for rain water harvesting and two bird boxes are installed.

4)	24/1983/COU	Mr Nick Spence	Change of use from Agricultural to Commercial Use classes B1,B2 and B8 Westleigh Willows Farm, Feniton, EX14 3BN
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The Town Council support this application subject to clarification of the number of employees and times of opening. It was noted that commercial facilities at this site are well established.

5)	24/1741/FUL	Mr Thomas Rogers	Change of use from class E (shop) to class C3a (dwelling house) to create 3 x 3 bed self contained flats, 2 x 2 bed cottages and retention of existing shop front 6 Jesu Street, OSM, Devon, EX11 1EU
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The Town Council does not support this application on the following basis;
 Over development of the site
 Very concerned at the lack of parking spaces
 Site not appropriate for this development
 Loss of retail space
 Accommodation falls below national described space standards
 Brook Street car park is regularly full
 Insufficient cycle storage facilities provided for the number of prospective residents
 Concerns that Cottage 2 toilet opens on to the dining room
 The bathroom in Flat 2 opens into the kitchen and living room
 Lack of outside space
 The Town Council would want to see an independent Fire Safety Report

6)	24/1833/FUL	Mr Thomas Rogers	Proposed raising of roof to create living space, new detached double garage, relocation of electric gates and access, re-landscaping of garden.; retrospective installation of fence and store 99 Thorne Farm Way, OSM, EX11 1GU
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The Town Council does not support this application based on the following;
 The blocking of the emergency access route
 Loss of privacy to the neighbours and the property being overbearing
 Concerns regarding the height of decking that is currently in place. Was planning permission applied for?
 Concerns regarding noise levels affecting neighbours

7)	24/1938/FUL	Mr Ben Smith	Conversion of an agricultural building to two dwellings and associated landscaping, and the demolition of agricultural buildings Halls Farm, Metcombe, OSM, EX11 1SS
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This application was discussed as item 3, following applications 24/101/LBC and 24/2077/LBC.
 The Town Council do not support this application as a case to develop sustainable dwellings has not been justified. Concerns around the following areas were discussed;
 Flood risk

Chair's initials _____

Lack of provision for walking and cycling Tree protection Resident Barn Owl Issue with foul drainage has not been addressed sufficiently Volume of traffic in a farming area using a lot of agricultural vehicles			
8)	24/2288/FUL	Mrs Jacqui Taylor	Proposed new curved roof, made from fire retardant Opal 60 fabric, structural Glulam timbers and mild galvanised structural steel frame Otter Nurseries, Gosford Road, OSM, EX11 1L
The Town Council support this application subject to provision for rain water harvesting.			
9)	24/2154/FUL	Mr & Mrs Hilton	Replacement of rear conservatory and bay window with larger flat roof conservatory with roof lights. New Juliette balcony to bedroom window 8 Hayne Park, Tipton St John, EX10 0TA
The Town Council support this application subject to provision for rain water harvesting			
10)	24/2265/FUL	Mr Benjamin Archer	Change of use of agricultural land to site one shepherds hut for seasonal holiday use Burrow Hill, Wiggaton, OSM, EX11 1PZ
The Town Council support this application but would like clarification around the period of seasonal use.			
11)	24/2386/TCA	Mr Jason Cole	Ash - fell The Coleridge Medical Centre, Canaan Way, OSM, EX11 1EQ

The Town Council support this application and would recommend that a replacement native tree is planted. The Town Council would like to clarify that the tree to be felled is the Ash Tree and not the group of Yew trees, as indicated in the sketch.

P/24/11/9 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

Cllr Vicky Johns and Jane Bushby attended a Planning training session at EDDC on Monday. On receipt of the information pack from EDDC it will be circulated to the Committee to discuss.

P/24/11/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 20.30

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