

OTTERY ST MARY TOWN COUNCIL

Council Offices, The Old Convent, 8 Broad Street,
Ottery St Mary. Devon EX11 1BZ
Tel: 01404 812252
E-mail: admin@otterystmary-tc.gov.uk
Web Site: www.otterystmary-tc.gov.uk



02 January 2025

Dear Councillors

I hereby give you notice that the **Planning meeting** of **OTTERY ST MARY TOWN COUNCIL** will be held at **19:00 on Tuesday, January 7, 2025, at Ottery St. Mary Town Council (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ).**

All members are hereby summoned to consider the matters detailed on the agenda below.

Yours faithfully

Jane Bushby

Ottery St Mary Town Council Admin

INFORMATION FOR MEMBERS OF THE PUBLIC/PRESS:

The law requires that public access is possible and not restricted, unless in the case of an agreed confidential session.

1. For members of the public/press that wish to speak at the meeting, under public participation, please raise your hand and wait for the Mayor/Chair to prompt you.
2. For those who have no visual access to the meeting, Members will state their name before speaking and voting.
3. For those who are unable to hear, the agendas and the minutes of the meeting will be available on the Council's website.

Note: Under the Openness of Local Government Bodies Regulations 2014, any members of the public are allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Mayor/Chair has the power to control public recording and/or reporting so it does not disrupt the meeting

Mobile Phones, Pagers and Similar Devices – All persons attending this meeting are required to turn off Mobile Phones, Pagers and Similar Devices. The Mayor/Chair may approve an exception to this request in special circumstances

Table of contents

07/01/2025 19:00 - 21:00

P/25/01/1 - Apologies for Absence 3

P/25/01/1 - Declarations and Disclosable Pecuniary Interests 3

P/25/01/1 - Admission to Meetings 3

P/25/01/1 - Reports, Correspondence and Items referred to the Committee 3

P/25/01/1 - Minutes 3

Attachments

Meeting minutes - 2024-12-16 4

P/25/01/1 - Planning Decisions Received 3

/1 - Public Participation 3

P/25/01/1 - To consider and determine observations on the following Planning Applications: 8

P/25/01/1 - To receive Councillors' questions relating to Planning Matters 9

P/25/01/1 - Date of the next meeting: TBC 9

AGENDA

P/25/01/1 Apologies for Absence

To receive apologies for absence

P/25/01/2 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

P/25/01/3 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/25/01/4 Reports, Correspondence and Items referred to the Committee

P/25/01/5 Minutes

To receive the Minutes of the Meeting of the Town Council of 16th December 2024 and to approve the signing of the Minutes by the Chair as a correct record

Meeting minutes - 2024-12-16

P/25/01/6 Planning Decisions Received

24/2154/FUL	8 Hayne Park Tipton St John Sidmouth EX10 0TA	Approval with conditions
24/2386/TCA	The Coleridge Medical Centre Canaan Way Ottery St Mary Devon EX11 1EQ	Approved
24/1938/FUL	Halls Farm Metcombe Ottery St Mary Devon EX11 1SS	Refused
24/1670/FUL	Oak Lodge Holcombe Lane Ottery St Mary EX11 1PH	Approval with conditions
24/2219/DOC	Halls Farm Metcombe Ottery St Mary EX11 1SS	Discharge of condition
24/2017/DOC	Halls Farm Higher Metcombe Ottery St Mary EX11 1SS	Discharge of condition



Ottery St Mary Town Council

Minutes of the Planning Committee Meeting held on **Monday 16 December 2024** at **19:00**. 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, Richard Copus (Deputy Chair) , Vicky Johns (Chair) and Matt Williamson
In Attendance: Five members of the public including EDDC and Town Councillor Peter Faithfull (not a member of the Town Planning Committee)

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

P/24/12/1 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Lucas, Green and Aherne

P/24/12/2 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 declarations
Cllr Richard Copus	No declarations
Cllr Richard Grainger	No declarations
Cllr Matt Williamson	No declarations

P/24/12/3 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/24/12/4 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- a) Appeal Ref: APP/U1105/W/24/3346991 Clapperentale Farm, Lane Past Escot Park, Escot Park, Ottery St Mary, Devon EX11 1LU • The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) – Allowed – **Noted**
- b) 24/0022/TPO Land at the Vicars House, The College, Ottery St Mary - Tree Preservation Order - **Noted**
- c) Appeal Ref: APP/U1105/W/24/3336475 Land East of Sidmouth Road, Ottery St Mary EX11 1PW - Dismissed - **Noted**
- d) Appeal Ref: APP/U1105/W/23/3334808 Land at the rear of 9 Tip Hill, Ottery St Mary, Devon EX11 1BE – Dismissed - **Noted**
- e) 24/0021/TPO Land at 40, North Street, Ottery St Mary - Tree Preservation Order - **Noted**

P/24/12/5 MINUTES

To receive the Minutes of the Meeting of the Town Council of 19th November 2024 and to approve the signing of the Minutes by the Chair as a correct record.

Chair’s initials _____

The Minutes of 19th November 2024 were resolved as a correct record and duly signed.

Public Participation was brought forward by agreement of the committee

Representation was made by Feniton parishioners relating to the Planning site, Ottery 20, in the local plan and it was recommended to add this item to the next Full Council meeting.

P/24/12/6 PLANNING DECISIONS RECEIVED

24/1278/FUL	Land Adjacent Upper Spilsby, Exeter Road ,Ottery St Mary	REFUSED
24/1817/FUL	1 Broad Street Ottery St Mary Devon EX11 1BR	REFUSED
24/1799/FUL	3 North Street Ottery St Mary EX11 1DR	APPROVED WITH CONDITIONS
24/1918/FUL	Oaklands Gerway Lane Ottery St Mary EX11 1PW	APPROVED WITH CONDITIONS
24/2077/LBC	Halls Farm Higher Metcombe Ottery St Mary EX11 1SS	APPROVED WITH CONDITIONS
24/2080/CPL	15 Franklea Close Ottery St Mary EX11 1BQ	CPL APPROVED PART 1

P/24/12/7 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.

See above

P/24/12/8 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) 24/2431/TCA	Practice Manager Melanie Gooding	Yew (group): all round crown reduction by to 50% The Coleridge Medical Centre, OSM, EX11 1EQ
Council Comments; The Town council support this application		
2) 24/2103/FUL	Mr Wayne Lyness	Installation of freestanding toilet block Plot at Wildwood , Escot Park, OSM
The Town Council were consulted in error and have not made comment regarding this application		

Chair's initials _____

3)	24/1724/FUL	Mr Julian Sanders	Proposed removal of existing dwelling. Construction of 1 no dwelling and garage Tall Timbers, Tipton st John, EX10 0AR
<p>Council Comments; The Town Council support this application subject to the following; Further consideration should be given to having a bedroom on the ground floor in a flood zone area The Town Council would like to see the installation of swift boxes A report provided by the Environment Agency could be beneficial</p>			
4)	24/2450/TRE	Ms Jodie Williams	G1, Holly : - coppice main stem and reduce remaining to 2m above ground level Sundial Nursing Home, Tipton St John, EX10 0AG
<p>Council Comments; The Town Council support this application</p>			
5)	24/2387/FUL	Mr Mark Witherall	Partial conversion from offices to residential flat including first floor extension on south elevation, and changes to fenestration 8 Jesu Street, OSM, EX11 1EU
<p>Council Comments; The Town Council support this application but note the lack of parking provision and that the property is one unit. The unit would not work should the office be rented as a separate business, due to the lack of a toilet downstairs.</p>			
6)	24/2558/TRE	Ms Eleanor Etherington	T1, Ash: crown reduction to just above the major branch unions at a height of 5-6m 40 North Street, OSM, EX11 1DR
<p>Council Comments; The Town Council are neutral on the basis that TPO 24/0021 has just been received. The Town Council would like the Arboriculturist team to review the tree report as they are the experts in the area.</p>			

P/24/12/9 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

Cllr Johns advised that EDDC are looking in to the planning application conditions regarding the Oak Tree on the Finnimore Industrial Estate which fell during the recent storm.

The Planning Committee have agreed to discuss the effects of led lights in the conservation area. This will be added to the February meeting agenda.

P/24/12/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 20.20

Chair's initials _____

Chair's initials _____

P/25/01/7 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/25/01/8 To consider and determine observations on the following Planning Applications:

Reference	Applicant	Details
1)	24/2561/TCA	Mr and Mrs Paul and Bronwen Keeling T2, T3 and T4: Yew - reduce the height of each by 2m. T1: Sycamore - reduce by 20 to 25% by reducing height by less than 2m, 75mm maximum diameter cuts. T5: Hawthorn - reduce the height by 3m Donnithornes , Mill Street, OSM, EX11 11AF
2)	24/2535/FUL	Chris and Amy Williams Two storey extension to the south elevation 14 Longdogs Lane, OSM, EX11 1HU
3)	24/2391/FUL	Graham Hudson Construction of first floor extension 17D Broad Street, OSM, EX11 1BY
4)	24/2554/FUL	John Farquhar Construction of single storey side extension and front veranda/porch Tryfan, Winters Lane, OSM, EX11 1BA
5)	24/2365/LBC	Mr Ben Smith Extend existing rear lean-to on west elevation and install 1 no. rooflight; replace 1 no window on existing other rear lean-to and install 1 no rooflight Halls Farm, Metcombe, OSM, EX11 1SS
6)	24/2515/PIP	Mr Simon Wagemakers (Ambergate Planning and Development) Permission in principle for residential development of up to 9 dwellings. Land at Slade Farm, Slade Road, OSM,

P/25/01/9 To receive Councillors' questions relating to Planning Matters

P/25/01/10 Date of the next meeting: TBC