



## Ottery St Mary Town Council

Minutes of the Planning meeting held on **Tuesday 07 January 2025** 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, John Green, Richard Copus (Deputy Chair) , Vicky Johns (Chair) , Matt Williamson and Janice Aherne.

Four members of the public

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

### **P/25/01/1 APOLOGIES FOR ABSENCE**

No apologies received

### **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

Cllr Vicky John	No declaration
Cllr Richard Grainger	No declaration
Cllr John Green	No declaration
Cllr Janice Ahern	No declaration
Cllr Matt Williamson	No declaration
Cllr Richard Copus	No declaration

### **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**

There were none

### **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

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

**P/25/01/6 PLANNING DECISIONS RECEIVED**

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

**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:**

**\*APPLICATION 24/2515/PIP WAS DISCUSSED FIRST AS MEMBERS OF THE PUBLIC ATTENDED\***

Reference	Applicant	Details
1)	<a href="#">24/2561/TCA</a> 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
<b>Council Comments:</b> The Town Council support this application		
2)	<a href="#">24/2535/FUL</a> Chris and Amy Williams	Two storey extension to the south elevation 14 Longdogs Lane, OSM, EX11 1HU

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**Council Comments:**

The Town Council support this application but have some reservations relating to privacy , in relation to the neighbours, from the first floor windows

3)	<a href="#">24/2391/FUL</a>	Graham Hudson	Construction of first floor extension 17D Broad Street, OSM, EX11 1BY
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**Council Comments:**

The Town Council support this application subject to the property meeting the Statutory minimum rooms size rules.

The Town Council would also want the work to be carried out during the governments social working hours of 8am-6pm Monday-Friday and 8am-1pm on Saturdays.

4)	<a href="#">24/2554/FUL</a>	John Farquhar	Construction of single storey side extension and front veranda/porch Tryfan, Winters Lane, OSM, EX11 1BA
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**Council Comments:**

The Town Council support this application. The Town Council would recommend that the materials to be used in the build are sympathetic with the materials previously used.

5)	<a href="#">24/2365/LBC</a>	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
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**Council Comments:**

The Town Council do not support this application based on the following;

Concerns that an ancient cob wall will be interfered with in a Grade 11\* listed building

The roof lights would change the character of the farm yard and the increase in light could have a detrimental affect on bats

The changes could affect the privacy of the neighbours

There is no mention of a specialist dealing with the asbestos that is referenced in the application

Steps should be taken to ensure that the changes do not make the property more susceptible to flooding

The Town Council would be interested in the comments of Historic England and the Conservation Officer

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,
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Three residents attended to object to the application

**Council Comments:**

The Town Council do not support this application based on the following;

The site is located in open countryside beyond the built-up area and would cause harm to the landscape and character of the area

The land is grade 2 and 3 which is the most valued land. Policy EN13 of the Local Plan sets out that the best and most versatile land will be protected from development

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that is not associated with agricultural or forestry. The policy continues to identify that development affecting such land will only be granted exceptionally where there is an over riding need. No such need has been demonstrated.

EDDC Strategic Planning Officers report 23/09/24 states that this land is not recommended for allocation because the site is a greenfield site which would extend into the open countryside. Development would be visible from a considerable distance.

Referring to the Inspectors letter, as mentioned in the application, it states that it is evident that you are exiting the settlement and proceeding into open countryside.

**P/25/01/9 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS**

**P/25/01/10 DATE OF THE NEXT MEETING: TBC**

Meeting concluded at 20.12

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