



Ottery St Mary Town Council

Minutes of the Planning Meeting held on **Monday 17 March 2025 at 19:01**. The meeting was held in the **Ottery St. Mary Town Council (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) and Janice Aherne.
Three members of the public.

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

P/25/03/01 APOLOGIES FOR ABSENCE

To receive apologies for absence. Apologies were received from Cllr Matt Williamson.

P/25/03/02 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	App 25/0371 Otter Nurseries – family connection
Cllr Richard Copus	No declaration
Cllr Richard Grainger	No declaration
Cllr John Green	No declaration
Cllr Janice Green	App 25/0371 Otter Nurseries – employee and App 25/0509 Land on Ottery Road – family connection

P/25/03/03 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/25/03/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- 1) APPEAL REF: APP/U1105/W/25/3360422 : Proposed barn and polytunnels
 LOCATION: Land Adjacent Shute Farm, Fluxton. – circulated to the committee
 2) APPEAL REF: APP/U1105/W/25/3361026 PROPOSAL: Conversion of an agricultural building to two dwellings and associated landscaping, and the demolition of agricultural buildings
 LOCATION: Halls Farm Metcombe Ottery St Mary Devon EX11 1SS – circulated to the committee

P/25/03/05 MINUTES

To receive the Minutes of the Meeting of the Town Council of 24th February 2025 and to approve the signing of the Minutes by the Chair as a correct record.

The minutes were signed by the Chair as a true copy.

P/25/03/06 PLANNING DECISIONS RECEIVED

25/0060/DOC	Burcombe Farm, Wiggaton, Ottery St Mary EX11 1PU	DISCHARGE OF CONDITION
24/2101/LBC	Halls Farm Metcombe, Ottery St Mary, EX11 1SS	WITHDRAWN
24/2272/DOC	Halls Farm Metcombe, Ottery St Mary, EX11 1SS	DISCHARGE OF CONDITION
24/2265/FUL	Burrow Hill Wiggaton Ottery St Mary EX11 1PZ	APPROVAL WITH CONDITIONS
24/2288/FUL	Otter Nurseries ,Gosford Road Ottery St Mary, EX11 1LZ	APPROVAL WITH CONDITIONS
24/1983/COU	Westleigh Willows Farm Feniton EX14 3BN	APPROVAL WITH CONDITIONS
24/2501/DOC	Halls Farm Higher Metcombe Ottery St Mary EX11 1SS	DISCHARGE OF CONDITION
25/0072/FUL	Copper Beech House Hayne Hill Tipton St John EX10 0AL	APPROVAL WITH CONDITIONS
25/0263/DOC	Land East Of Gosford Road Gosford Road Ottery St Mary	DISCHARGE OF CONDITION
25/0147/TCA	Donnithornes Mill Street Ottery St Mary EX11 1AF	APPROVED
24/2365/LBC	Halls Farm, Metcombe, OSM, EX11 1SS	APPROVAL WITH CONDITIONS

Chair's initials _____

P/25/03/07 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/25/03/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1)	25/0240/FUL	Mr Martin Nancekivell To enclose sides of building with sheeting/cladding to protect contents of hay and straw from weather ingress Barns at Fluxton Farm, Fluxton, OSM, EX11 1RJ
Town Council comments; The Town Council support this application, subject to approval from the EDDC Heritage Officer		
2)	25/0398/LBC	Mrs Pamela Stirling Remove top and bottom barge board on front and rear; install new 200mm timber barge boards and paint black; extend out verge using new Spanish slates and create a traditional verge 4 Paternoster Row, OSM, EX11 1DP
Town Council comments; The Town Council support this application subject to the approval of the Conservation Officer. Slates viewed from the front of the property should be indistinguishable from the existing slates. Traditional slates should be used, if possible, and consideration given to perhaps transferring some original slates from the rear of the property to the more visual front.		
3)	25/0358/FUL	Mr Sellick & Miss Hill Proposed single storey extension and alterations to existing dwelling. Proposed raising and replacement of existing single storey roof structure over community pool area Long Range, Whimple, EX11 2QT
One Councillor abstained from the vote Town Council comments; The Town Council support this application in principle. However, the Town Council query the phase 'community pool' as the pool currently appears to be used as a private pool and not for community use.		
4)	25/0473/TRE	Mr Luke Mitchell Lawson Cypress - fell The Vicars House, The College, OSM, EX11 1DQ
Town Council comments; The Town Council do not support this application based on the following;		

Chair's initials _____

The tree is subject to a Tree Preservation Order (TPO) but a Arboriculturist report has not been received to justify the work applied for
 The tree is one of few evergreens in the garden which would provide vital winter housing for birds
 The Town Council do not support the felling of a healthy tree, with no replacement suggested

5)	25/0542/TRE	Mr Mark Essame	T1: Copper Beech - crown lift lower branches above road up to 7m in height from the ground. Crown-lift up to 4.5 in height from the ground from the garden side, maximum diameter of cuts 100mm. T2. Horse Chestnut to remove the two large lower limbs above Roman road with cuts a diameter of 12 inches. Crown-lift remaining lower limbs above the road up to 20ft in height from the ground in line with the copper beech next to it. Location: Bloomfield House Fenny Bridges EX14 3BQ
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Town Council comments;
 The Town Council object to this application on the basis that the trees are subject to a Tree Preservation Order (TPO) and a Arboriculturist report has not been received to justify the work applied for.

6)	25/0438/FUL	Mr James Day	Proposal to replace 5no. first floor windows on south elevation The Flat 3-5 Broad Street, OSM, EX11 1BT
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Town Council comments;
 The Town Council support this application, subject to the approval of the EDDC Conservation Officer. The Town Council would prefer the use of wooden sash windows but appreciate that the new PVC windows are of a high standard. The new windows should be as identical as possible to the original windows and if made of PVC, should have external beading and the trickle vents should not be visible.

7)	25/0371/FUL	Mrs Paul Jary	Demolition of existing seed and aquatics building and replace with new steel frame insulated building. Otter Nurseries, Gosford Road, OSM EX11 1LZ
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Cllrs Janice Ahern and Vicky Johns left the room and did not take part in the vote. Cllr Richard Copus acted as Chair for this application.

Town Council comments;
 The Town Council whole heartedly support this application

8)	25/0483/FUL	Rob and Amanda Pitchford	Construction of rear sunroom extension. 25 Oak Close Ottery St Mary Devon EX11 1BB
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Town Council comments;

The Town Council support this application			
9)	25/0509/MOUT	Bloor Homes (Exeter)	Erection of up to 85 dwellings, a community eco-hut and associated infrastructure (outline) with vehicular access to be determined; all other matters reserved Land At Ottery Road Feniton
<p>This application was discussed second as two representatives from Feniton Parish Council attended the meeting to object to this application. One spoke to cover their objections.</p> <p>Cllr Janice Ahern left the room and did not take part in the vote.</p> <p>Town Council comments;</p> <p>The Town Council strongly object to this application based on the following;</p> <p>Loss of, Grade 2, agricultural land</p> <p>The site is outside the built-up area</p> <p>The build would totally change the look and feel of the village.</p> <p>This site has been included in the EDDC Local Plan as not suitable for development (Ref Feni_14 pg 60 of 106). Also, reference made to Feni_08 detailing reasons for not allocating</p> <p>The site is not a suitable location due to the need of a private car provision to get to facilities ie doctors, supermarkets</p>			
10)	24/1833/FUL	Mr Thomas Rogers	Proposed raising of roof with rear balcony, new detached double garage, relocation of electric gates and access, re-landscaping of garden and, retrospective permission for the installation of a fence, extension to existing rear boundary, installation of raised decking and store. 99 Thorne Farm Way Ottery St Mary EX11 1GU

Town Council comments;

The Town Council do not support this application;

Reference made to the previous comments submitted 22/11/24 (largely remain)

Covenants written at the time of the original build state that the property size could not be extended

New garage access does not allow for an emergency vehicle

The Town Council would recommend removal of the work carried out prior to planning permission being granted, particularly the raised decking as this interferes with the neighbours privacy

P/25/03/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

P/25/03/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 20.32

Chair's initials _____

Chair's initials _____

Chair's initials _____