

**Minutes of a meeting of Ottery St Mary Town Council Planning Committee held in the Council Offices, the Old Convent, Ottery St Mary on Monday 13<sup>th</sup> February 2017 at 7.00pm**

**Present:**      **Chairman:**              Councillor Edwards  
                  **Councillors:**              Dobson, Giles, Carter, Gori, Talbot, Hall, Bailey and Bartlett together with the Assistant Town Clerk.

**Non- member:**      Faithfull

**1. P/17/02/01**

**To receive Apologies**

Apologies were received from Councillor Holmes, Pratt, Pang, Harding and Mitchell.

As Cllr Holmes was unwell, the meeting was chaired by Councillor Edwards.

**2. P/17/02/02**

**Declarations of Interest and requests for new DPI dispensations for items on the Agenda**

Cllr Bailey declared a personal interest in Agenda Item 6. xii) as the applicant is a personal friend and Agenda Item 6. xv) as she does know the applicant but not well enough not to vote.

Cllr Talbot declared a personal interest in Agenda Item 6 i) as she knows the applicant and Agenda Item 6. ii) as it is exactly right outside her back gate.

Cllr Hall stated that he had met the applicant once in Agenda Item 6 i) but does not know them well enough to interfere with his judgement.

Cllr Dobson declared a personal interest in Agenda Item 6 xiv) as he knows the applicant.

**3. P/17/02/03**

**Reports, Correspondence and Items referred to the Committee**

One letter of correspondence/email has been received which applies to Agenda Item 6 i) and would be read out when discussed.

**4. P/17/02/04**

**Planning Decisions Received**

16/2209/FUL	Birchanger, Higher Broad Oak Rd, West Hill, OSM, EX11 1XJ	<b>Granted</b>
16/0078/TPO	Land at 9-12 Perrys Garden, West Hill	<b>Confirmed</b>
16/0080/TPO	Land at The Deck House, Higher Broad Oak Rd, West Hill, EX11 1XF	<b>Confirmed</b>

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16/0084/TPO	Land at 16 Higher Spring Gardens, OSM, EX11 1HW	<b>Confirmed</b>
16/0085/TPO	Land at Meadowgate, West Hill Rd, West Hill, EX11 1UZ	<b>Confirmed</b>
16/2932/FUL	3 Harold Close, OSM, EX11 1FX	<b>Granted</b>
16/2934/FUL	5 Harold Close, OSM, EX11 1FX	<b>Granted</b>
16/2935/FUL	7 Harold Close, OSM, EX11 1FX	<b>Granted</b>
16/2936/FUL	20 Harold Close, OSM, EX11 1FX	<b>Granted</b>
16/2938/FUL	10 Harold Close, OSM, EX11 1FX	<b>Granted</b>
16/2259/FUL	Rear of 12 Mill St, OSM, EX11 1AD	<b>Granted</b>
16/2914/PDQ	Burrow Hill, Wiggaton, OSM, EX11 1PZ	<b>Granted</b>
17/0028/TPO	Land at Altnaharra, Elsdon Lane, West Hill, EX11 1UB	<b>Confirmed</b>
16/3157166	Land adjoining White Farm Lane, West Hill, OSM, EX11 1GF	<b>Appeal Dismissed</b>

#### 5. P/17/02/05

#### To confirm the minutes of the Planning Meeting 23<sup>rd</sup> January 2017

The draft minutes of the Planning Meeting on 23<sup>rd</sup> January 2017 were confirmed as an accurate copy.

#### 6. P/17/02/06

#### To consider and determine observations on the following Planning Applications

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
<b>i.) 16/2912/FUL</b>	MSM Partnership (Mr M Trayhurn)	Construction of new dwelling and formation of footpath across front of site <b>Penor Winters Lane</b> <b>Ottery St Mary EX11 1BA</b>

Cllr Edwards suggested bringing this application forward to the top of the list due to members of the public being present which was agreed.

Before the commencement of Application 16/2912/FUL the Chairman invited members of the public to speak on the application.

Sarah Rowe who lives next door to the applicant spoke and made the following points:

- There has been no change on the plan of the property and it was felt that the property proposed was too big for the plot
- On the original plan it was proposed as a three bedroom property which they have no objections to.
- They support the EDDC officer's report which said that the plot could support a sensitive development, however we are now talking about a considerably larger property.
- We did not want windows overlooking their property and were previously informed there would not be any.
- The utility room floor has been lowered but the living room window will overlook them.
- Showed pictures of window overlooking garden and question whether it is needed at all and the building line
- Trees would help screen the property but the hedge is only showing to the back of the property.

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- The proposed house will be 3.5 metres in front of the building line
- Existing garage at the front of the property which cannot be seen from the road, way below fence and hedge height, whereas the plans are showing something different and a two storey building which is too high and does that mean other properties can do the same.
- We are working hard to get positive solutions and are working with the Partnership to get the plot to how they would like it to be but it is a family home.

In summary:

- Two storey front will be significantly protruding
- Living room window is still directly overlooking the back garden
- Minor things such as trees and screening have not been included in the amendments

A representative from MSM Partnership spoke and made the following points:

- They do not want to anything detrimental to the area
- They have used a reputable local architect who is aware of what is permissible
- Originally the house had several acres of land and is now almost in the middle of OSM. The property next door was originally a small bungalow which has now been developed and is twice as large
- There is still a lot of land around the area which is not being developed.
- Want to work with our neighbours and have the same concerns as they would like to make the property private
- The window has been put at a high height on the advice of the architect where there is not much visibility to next door.
- They have tried to address all the issues and taken the advice of the architect.
- With regard to the hedge it can be trimmed at any height required by Nick and Sarah Rowe.
- First part of the property is single storey and the architect has tried to work with three different heights
- To summarise, we have tried to do what we can and have been advised by the architect and will continue to work with Nick and Sarah Rowe.

The Chairman read out correspondence sent to Cllr Giles in relation to this application from Mrs Eileen Patrick from Claremont Field whose property runs at the bottom and objects to the plans as it is too big.

**Town Council Comments:**

The Town Council does not support the application for the following reasons:

- Nothing has changed from the last application on 9<sup>th</sup> January and two storeys are not acceptable with the size not decreasing
- No change to the original plan and overdevelopment of the site

**ii.)17/0190/OUT**

Mr A Bibey

**Construction of detached bungalow (outline application with all matters reserved).**

The Reddings Higher Broad Oak Road  
West Hill Ottery St Mary  
EX11 1XJ

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**Town Council Comments:**

The Town Council supports this application

**iii.) 17/0074/FUL**

Mr & Mrs Royal

**Demolition of porch and construction of single storey rear extension.**

Summerhill Ash Hill Road  
West Hill Ottery St Mary  
EX11 1SJ

**Town Council Comments:**

The Town Council supports this application

**iv.) 16/2794/FUL**

Mr & Mrs E O'Neill

**Replacement dwelling.**

Green Banks West Hill Road  
West Hill Ottery St Mary  
EX11 1TU

**Town Council Comments:**

The chairman stated that this has already been permitted by EDDC but OSMTTC propose to support the tree officer and leave it him to be satisfied about the interaction of the tree in relation to the position of the house.

**v.) 17/0029/FUL**

Mr & Mrs Farrant

**Conversion of existing barn for use as holiday accommodation.**

Farwell Farm East Hill  
Ottery St Mary EX11 1QF

**Town Council Comments:**

The Town Council supports this application as previous comments from 23<sup>rd</sup> January 2017 meeting.

**vi.) 16/3032/FUL**

Mrs Valerie Windley

**To supply and install a small sewage treatment plant to the front garden of property, including drainage field**

Robinsmede Ottery St Mary  
EX11 1PN

**Town Council Comments:**

The Town Council is unable to support this application due to insufficient justification as to why the applicant cannot connect to the main sewer.

**vii.) 17/0174/FUL**

Mr D Weeks

**Single storey front extension**

12 Butts Road Ottery St Mary  
EX11 1EL

**Town Council Comments:**

The Town Council supports this application.

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**viii.) 17/0067/FUL**                      Mr K McEwan                      **Single storey rear extension.**  
13 Raleigh Road Ottery St Mary  
EX11 1TG

**Town Council Comments:**  
The Town Council supports this application.

**ix.) 17/0143/PDQ**                      Mr David Acarnley                      **Prior approval for proposed change of use of agricultural building to form 1no. dwelling (use class C3) and associated operational development under class Q (a) and (b).**  
Slade Farm Slade Road  
Ottery St Mary EX11 1QN

**Town Council Comments:**  
The Town Council proposes to support this application subject to changing the water course and making it safe.

**x.) 16/3064/AGR**                      Mr K Hulbert                      **Agricultural storage building**  
Landscape Cottage Shermans Farm  
Gittisham Honiton  
EX14 3AU

**Town Council Comments:**  
The Chairman stated that this has already been permitted by EDDC, but noted that there are no material reasons not to support.

**xi.) 16/3065/AGR**                      Mr K Hulbert                      **Agricultural storage building**  
Oakfield Farm Fenny Bridges  
Honiton EX14 3BJ

**Town Council Comments:**  
The Chairman stated that this has already been permitted by EDDC but noted that there are no material reasons not to support.

**xii.) 17/0180/COU**                      Mr J Brown                      **Change of use of existing building to farm office and dry store room.**  
Little Gosford Farm Gosford Lane  
Taleford Ottery St Mary  
EX11 1NA

**Town Council Comments:**  
The Town Council supports this application.

**xiii.) 17/0107/TRE**                      Mrs Wickers                      **T1, birch - dismantle and fell. To allow more light into the house and garden and allow a greater childrens' play area.**  
 12 Heather Grange West Hill  
 Ottery St Mary EX11 1XZ

**Town Council Comments:**  
 The Town Council proposes to refer this to the Tree Officer.

**xiv.) 17/0187/TRE**                      Mr M Grant                      **T1, Hawthorn: Fell.**  
**T2 & T3, Cherry: Fell.**  
**T4 - T9, Cyprus: Fell.**  
**T10, Cedar: Fell.**  
 14 Warren Park West Hill  
 Ottery St Mary EX11 1TN

**Town Council Comments:**  
 The Town Council proposes to refer this to the Tree Officer for clarification with a view to proper justification as to why these should be felled.

**xv.) 17/0073/FUL**                      Mr & Mrs Kirwan                      **First floor side extension**  
 Squirrels Drey  
 Higher Broad Oak Road  
 West Hill Ottery St Mary EX11 1XJ

**Town Council Comments:**  
 The Town Council supports this application.

**7. P/17/02/07**

**To Receive Councillors' questions relating to Planning Matters**

Cllr Talbot confirmed that with regard to the Neighbourhood plan, she has spoken to LDA as there have been issues and they have all the notes and are working on the amendments and should be back shortly.

Cllr Bartlett asked about any developments with Salston Hotel. There were no comments other than it was locked up when last visited.

**8. P/17/02/08**

**Next Meeting – Monday 27th February 2017 at 7.00pm (subject to sufficient applications received)**

**The meeting closed at 8.42pm.**

**Mayor's Signature.....Date.....**

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