

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 20th March at 7.00pm

Present:	Chairman:	Councillor Holmes
	Councillors:	Dobson, Carter, Edwards, Hall, Gori, Talbot, Pang and together with the Assistant Town Clerk.
	Non- member:	Faithfull
	Other:	18 members of the public

1. P/17/03/01

To receive Apologies

Apologies were received from Councillors Bartlett, Pratt, Giles, Bailey, Mitchell and Harding

2. P/17/03/02

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

Cllrs Dobson and Holmes declared a personal interest in Agenda Item 5. iii) and viii) as they are ex Councillors.

Cllr Gori declared a personal interest in Agenda Item 5. iii) as ex Councillors

Cllr Carter declared a personal interest in Agenda Item 5. iii) as ex Councillors

Cllr Talbot declared a personal interest in Agenda Item 5. ii) as the applicant is known to them and viii) as they sat on the West Hill campaign group with them

Cllr Hall declared a personal interest in Agenda Item 5. ii) as they sat on the West Hill campaign group with them

ITEM (i) OF THE PLANNING APPLICATIONS TOOK PLACE AT 7PM AND ALL SUBSEQUENT APPLICATIONS FOLLOWED AT 8PM

3. P/17/03/03

Reports, Correspondence and Items referred to the Committee

An email response from Central Planning following a complaint lodged with regard to the two large advertising boards by Redrow on the corner of Strawberry Lane and Barrack Road will be investigated.

Notice of an appeal against refusal of a householder application APP/U1105/D/17/3169937 by Dr L Jones and Dr L Knight for the construction of first floor extension over existing garage at The Deck House, Higher Broad Oak Road, West Hill, EX1 1XF.

Mayor's initials

Notification of Tree works considered an exception to TPO 79/0002 at Chestnuts, Tipton St John, Sidmouth, EX10 0AW subject to a replacement Oak tree with a minimum girth of 8-10cms.

The Chairman made reference to a letter and brochure received from East Devon District Council, re Greater Exeter Strategic Plan Consultation Issues and that it was asking for anyone who knows of any land which can be developed to come forward. Cllrs were asked for their comments but none were received.

Cllr Talbot referred to an article in the Western Morning News calling for landowners with a deadline of 10th April 2017.

Cllr Faithfull mentioned a member of public was concerned about the lack of publicity of this and that it gave the impression that it was a free for all for developers.

4. P/17/03/04

Planning Decisions Received

17/0174/FUL	12 Butts Road, Ottery St Mary, EX11 1EL	Granted
17/0187/TRE	14 Warren Park, West Hill, Ottery St Mary, EX11 1TN	Granted
17/0033/TRE	4 Ashley Brake, West Hill, Ottery St Mary, EX11 1TW	Refused
16/3032/FUL	Robinsmede, Ottery St Mary, EX11 1PN	Granted
17/0143/PDQ	Slade Farm, Slade Road, Ottery St Mary, EX11 1QN	Granted
17/0067/FUL	13 Raleigh Road, Ottery St Mary, EX11 1TG	Granted
17/0067/FUL	Otter Coaches, Exeter Road, Ottery St Mary, EX11 1RE	Granted
16/2517/OUT	Hasta La Vista, Windmill Lane, West Hill, OSM, EX11 1JP	Granted
17/0348/FUL	Flat above, 4-6 Broad Street, Ottery St Mary, EX11 1BZ	Granted

5. P/17/03/05

To consider and determine observations on the following Planning Applications

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 17/0545/CM	Aggregate Industries UK Ltd	Extraction of up to 1.5 million tonnes of raised sand and gravel, restoration to agricultural land together with temporary change of use of a residential dwelling to a quarry office/welfare facility Straitgate Farm, Exeter Road, Ottery St Mary, EX11 1LG

A report from Roger Giles and the Town Council was read out and it was agreed to submit to Devon County Council (attached). In addition, added comments from members of the public at the planning meeting concerning the adverse views from an AONB and the effects on Tourism as the quarry will be on the approach to the historical town of Ottery St Mary.

Mayor's initials

Member of the public added comments:

- Possible noise in the future
- Possible light pollution
- Loss of tranquility
- No increase in jobs and a possible negative effect on tourism
- Dangers of the road, the traffic assessment doesn't attempt to address the impact of increased traffic
- Visual impact on the town in particular East Hill

The following applications were discussed at 8pm:

ii.) 17/0405/OUT	Mr R George	<p>Outline application for the erection of a new dwelling (all matters reserved). Almeda House, Higher Broad Oak Road, West Hill, Ottery St Mary, EX11 1XJ</p>
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The applicant/member of the public spoke due to a concern about the lack of information and consultation received on the Built Up Area Boundary (BUAB) WH14 and noted that no one has stated that the consultation has started.

Town Council Comments:

The Town Council supports this application but would like to note that it was 4 in favour and 2 against.

iii.) 17/0523/OUT	Stuart Partners Ltd	<p>Outline application for up to two dwellings with associated access (details of layout, scale, appearance and landscaping reserved). The Gap, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD</p>
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Town Council Comments:

The Town Council does not support this application as it is outside the BUAB and there were will be removal of some Devon bank

iv.) 17/0549/RES	Mr & Mrs Clemens	<p>Approval of reserved matters in respect of siting, scale, appearance and landscaping of the southern plot of the two consented under outline permission 14/2282/OUT (Construction of two dwellings and formation of new access) Land at Badgers Bend, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD</p>
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Mayor's initials

Town Council Comments:

The Town Council supports this application

v.) 17/0443/VAR

Mr Ian Hunt

Variation of condition 2 of planning permission 07/1782/COU to allow class A2 (professional and financial services) alongside the existing use for a workshop)
The Old Dairy, Cadhay,
Ottery St Mary, EX11 1QT

Town Council Comments:

The Town Council supports this application

vi.) 17/0477/FUL

Mr Elio Musaraj

Construction of car wash facility including internal access drive, canopy and café building
Land South of Hansford Way, Ottery St Mary

Town Council Comments:

The Town Council does not support this application on the grounds that Highways recommended refusal and that the café will be taking business away from the town centre. There is also an adjacent business of the same nature.

vii.) 16/0517/COU

Mr John-Michael Kennaway

Change of use of existing tracks for controlled quad biking and segway activities
Escot, Escot Park, Ottery St Mary, EX11 1LU

Town Council Comments:

The Town Council supports this application

viii.) 17/0525/CPL

Mr & Mrs M Thurgood

Certificate of lawfulness for proposed alterations to dwelling, including modify rear doors, enclosure of side passage with roof and enclose porch under existing roof.
Holly Cottage, Priory Mews, Ridgeway Gardens, Ottery St Mary, EX11 1FD

Town Council Comments:

The Town Council supports this application as there are no legal reasons why this would be objected as it is a CPL

Mayor's initials

iv.) 17/0069/FUL

Ms J Taylor

Construction of lean-to side extension to existing warehouse building.
Otter Nurseries, Gosford Road,
Ottery St Mary, EX11 1LZ

Town Council Comments:

The Town Council supports this application

6. P/17/03/06

To Receive Councillors' questions relating to Planning Matters

A question was raised by Cllr Carter on Salston Manor. It was understood that financial issues were preventing the project going ahead.

Cllr Talbot asked if the building was stable and it was understood that there have been some problems with vandalism.

7. P/17/03/07

Next Meeting – Monday 10th April 2017 at 7.00pm (subject to sufficient applications received)

The Chairman noted that from now on any planning applications for West Hill would be forwarded to West Hill Councillors for comments

The meeting closed at 8.56pm

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

Mayor's initials