

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 25th SEPTEMBER 2017 AT 7.00PM

Present: **Chairman:** **Councillor Holmes**
 Councillors: **Dobson, Carter, Bartlett, Gori, Faithfull, Giles and Edwards** together with the Assistant to the Clerk
 Other Persons: 3 members of the public

**1. P/17/09/01
 TO RECEIVE APOLOGIES**

Apologies were received from Councillor Pratt.

**2. P/17/09/02
 DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR ITEMS ON THE AGENDA**

There were none.

**3. P/17/09/03
 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE**

A letter of objection had been received with regard to Planning Application iv.) **17/1880/FUL**. It was agreed this application would be moved to the top of the list for discussion.

**4. P/17/09/04
 PLANNING DECISIONS RECEIVED**

17/1758/FUL	27 Ridgeway Gardens, Ottery St Mary, EX11 1DU	Granted
17/1659/LBC	The Old Dairy, Cadhay House, Cadhay, Ottery St Mary, EX11 1QT	Granted
17/1691/TCA	19 North Street, Ottery St Mary, EX11 1DR	No objection
17/1840/TCA	Ottery St Mary Fire Station, Ottery St Mary, EX11 1AQ	Decided
17/1370/VAR	Slade Farm, Slade Road, Ottery St Mary, EX11 1Q	Granted
17/1685/FUL	Farwell Farm, East Hill, Ottery St Mary, EX11 1QF	Granted
17/0075/TPO	Land at 7 Patterson Drive, Ottery St Mary, EX11 1TB	Confirmed

**5. P/17/09/05
 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS**

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 17/1880/FUL	Mr C Burrow	Proposed roof terrace and flat roof extension to replace existing lean-to and garage roof. The Old Bakery, 1 Chapel Lane, Ottery St Mary, EX11 1HQ

Mayor's initials

Before the commencement of Application 17/1880/FUL the Chairman stated that this was a revised application but there had now been a number of objections received and invited members of the public to speak on the application:

A resident from 77 Yonder Street spoke to object to the application for with regard to:

- The height and close proximity of the proposed roof terrace
- Inadequate daylight provision to the adjacent properties
- If approved, it would be at the expense and detriment the three adjacent properties, 75 and 77 Yonder Street and Mount Hermon.

Town Council Comments:

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

- Adverse loss of light to the three adjacent neighbouring properties
- Overlooking the three adjacent properties
- Adverse impact on the three adjacent properties

ii.) 17/1572/FUL Mr & Mrs Cather

Erection of single storey shed and change of use to land to extend the curtilage of Chapel End
Chapel End, Higher Metcombe,
Ottery St Mary, EX11 1SR

Town Council Comments:

The Town Council does not support this application due to the following:

- There have been a number of comments/objections submitted
- The excessive size and height of the building
- It will be visually intrusive
- No justification for taking agricultural land and changing it to domestic use
- Concern about the extension of the curtilage

iii.) 17/2125/VAR Mr S King

Variation of condition 2 (approved plans) of planning permission 15/2542/FUL (conversion of existing barn to dwelling and external alterations) to revise layout, fenestration and increase of roof pitch to permit use of natural slates.
Slade Farm (Otter Barn) Slade Road,
Ottery St Mary EX11 1QN

Town Council Comments:

The Town Council supports this application.

iv.) 17/2174/FUL Mrs Gillian Startup

Remove existing garage, construction of single storey extension to side with conservatory at rear.
9 Barton Orchard, Tipton St John,
Sidmouth, EX10 0AN

Town Council Comments:

The Town Council supports this application.

Mayor's initials

v.) 17/2159/TCA Peter Skinner Association **T40, Lime: Crown reduce 5m**
T41, Lime: Crown reduce 3m
The Manor House, North Street,
Ottery St Mary, EX11 1DR

Town Council Comments:

The Town Council leaves to the discretion of the Tree Preservation Officer.

vi.) 17/2175/LBC Mr E Zaluska and Dr L Adam **Alterations to a modern extension (amendment of 16/2783/LBC) to include external wall insulation)**
Gosford Farmhouse, Gosford, Ottery St Mary, EX11 1LX

Town Council Comments:

The Town Council supports this application.

vii.) 17/1672/VAR The Ottery St Mary Dental Practice **Variation of condition 2 (plans condition) of planning permission 16/1518/FUL (construction of single storey rear extension)**
Sunny Corner, Hind Street,
Ottery St Mary, EX11 1BW

Town Council Comments:

The Town Council supports this application and the Tree Officer's recommendations.

viii.) 17/2208/VAR Mr Womack **Variation of Conditions 2 (hard and soft landscaping) and 4 (external materials) and removal of Condition 7 (drainage) of planning permission 15/2059/MRES (construction of 66 bed care home pursuant to outline permission 12/2341/MOUT with details of appearance, landscaping, layout and scale).**
Land South of Exeter Road, Ottery St Mary

Town Council Comments:

The Town Council supports this application.

ix.) 17/2211/VAR Mr Womack **Variation of Condition 15 (travel plan) of planning permission 12/2341/MOUT (outline planning permission for 165 dwellings and a residential care home)**
Land South of Exeter Road, Ottery St Mary

Town Council Comments:

The Town Council does not support this application due to:

- Not being happy with the Travel Plan being changed
- The continuing problem of vehicles parked on the road
- Major traffic problems due to construction site vehicles
- Safety issues for students crossing the road

Mayor's initials

6. *P/17/09/06*

TO RECEIVE COUNCILLOR’S QUESTIONS RELATING TO PLANNING MATTERS

Cllr Edwards asked if anyone was aware who was carrying out the work on the gas main behind the old factory. It was understood to be a gas company such as South Western Wales rather than the Environmental Agency.

Cllr Faithfull asked about line of the rabbit proof fence next to the allotments and the fact that it is below the width shown on the plan and therefore not acceptable. It was agreed to look into this further.

Cllr Carter commented on the positive building work around the town, however Cllr Giles stated that there were a lot of negative comments from residents with regard to this.

7. *P/17/09/07*

NEXT MEETING – TO BE CONFIRMED (SUBJECT TO SUFFICIENT APPLICATIONS RECEIVED)

The meeting closed at 19.47pm

Mayor’s Signature.....

Date.....

Mayor’s initials