



Ottery St Mary Town Council

MINUTES FOR THE PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL

TUESDAY 19TH MAY AT 3.30PM HELD REMOTELY USING ZOOM

PRESENT:- Councillor Copus (**Chairman**)*, Councillor Giles (**Mayor**), Lucas, Johns, Grainger, Dobson, Harding and Faithfull and together with Christine McIntyre, CEO and Liz Graveney, Deputy CEO

*Councillor Copus joined the meeting later

OTHER PERSONS PRESENT:- There were none

P/20/05/01

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Cllr Pratt

P/20/05/02

DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR ITEMS ON THE AGENDA

Cllr Harding

Planning Application 19/1794/VAR - Cllr Harding declared a personal interest as a resident of Barton Orchard.

P/20/05/03

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

P/20/05/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

There were none

P/20/05/05

PLANNING DECISIONS RECEIVED

20/0202/FUL	30 Mill Street, Ottery St Mary EX11 1AD	Refused
20/0437/LBC	The Donnithornes, Mill Street, OSM EX11 1AF	Refused
20/0611/FUL	Donnithornes, Mill Street, OSM EX11 1AF	Refused
20/0548/FUL	Knightstone Farm, Knightstone, OSM EX11 1PP	Granted
19/1812/ADV	Lower Cotley Farm, Fluxton, OSM EX11 1RJ	Grant of Consent to Display Advertisement(s)
20/0691/FUL	36 Oak Close, Ottery St Mary EX11 1BB	Granted

Councillor Copus joined the meeting

P/20/05/06

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
1) 20/0847/FUL	Mark Fayter-Small	Reconstruction of dwelling and construction of previously approved two storey side extension (partially retrospective) 1 Bridge View, Mill Street, OSM EX11 1AN

Town Council Comments:

The Town Council supports this application subject to:

- The Environment Agency being happy with it
- All the recommendations in the flood risk assessment being implemented

2) 20/0833/FUL	Mr N M Eyres	Sub-division of existing vacant retail shop unit (26), new internal staircase to modified flat unit (26A) and alterations to existing shop front. Part retrospective 26 & 26A Mill Street, OSM EX11 1AD
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Town Council Comments:

The Town Council does not support this application on the basis that:

- The residential accommodation is too small to be habitable
- It is taking away valuable retail space in the centre of town
- It is contrary to the local Neighbourhood Plan, Policy NP18, point 5 which states that applications should 'retain existing employment land in employment use'.
- It is contrary to East Devon Local Plan Policy E10 – Primary Shopping Frontages

3) 20/0766/FUL	Claire Curtin	Construction of single storey side, rear and front extensions (revision to 19/1627/FUL); demolition of an existing outbuilding and construction of new single storey building to provide a therapy/store room (resubmission of expired application 16/0400/FUL) Khadine, Slade Road, OSM EX11 1JE
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Town Council Comments:

The Town Council supports this application

4) 19/1794/VAR	Mr M German	Variation of Condition 2 (plans condition) to regularise changes made to the built development and variation of Condition 6 (landscaping scheme) of permission 15/2753/VAR (development of 15 no. houses) Land At Barton Orchard, Tipton St John
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Town Council Comments:

The Town Council supports this application but is concerned that there should not be planting on the northern boundary which shuts out light to the neighbouring properties.

- 5) **20/0897/FUL** Mr Martin Weeks **Construction of detached garden workshop**
10 Higher Ridgeway, Ottery St Mary EX11 1TH

Town Council Comments:

The Town Council supports this application subject to it not being used for commercial use, only domestic use.

- 6) **20/0875/FUL** Mr & Mrs Boyes **Demolition of existing garage and
Construction of detached ancillary annexe**
1 Mount Stephens, Fluxton, OSM EX11 1RJ

Town Council Comments:

The Town Council supports this application subject to it not being used or sold as a separate dwelling.

- 7) **20/0929/FUL** Mr Carlo Bove **Provision of donkey tracks**
1 Woods Farm, The Donkey Sanctuary, Sidmouth
EX10 OJS

Town Council Comments:

The Town Council supports this application but due to drainage and that it is in an Area of Natural Outstanding Beauty (AONB) would like a less visually intrusive and more environmentally friendly form of surface to be looked at for the paths, such as a porous solid base.

- 8) **20/0968/VAR** Miss C White **Removal of condition 2 of planning approval
03/P0678 (agricultural building for hay & straw)
to remove agricultural use condition**
Cornerstones, Ottery St Mary, EX11 1QD

Town Council Comments:

The Town Council does not support this application. The Town Council does not feel it appropriate to seek to remove the condition by a Variation of Use (VAR), and also disputes the claim by the applicant that the location contains scattered residential development and small pockets of development.

- 9) **20/0904/FUL** Mr Alistair Trendell **Construction of side extension and
Replacement of cladding to dormer window**
1 Homefield Close, Ottery St Mary EX11 1HS

Town Council Comments:

The Town Council supports this application

P/20/05/07

CONSIDERATION OF DRAFT PLANNING POLICIES

The updated draft Planning Policy was agreed

P/20/05/08

AGRICULTURAL TIES

The Chairman made reference to Agricultural Ties and a discussion took place. It was agreed that a letter would be written to EDDC expressing the Town Council's concerns and detrimental impacts with regard to these. The Town Council agreed to ask EDDC to take a more rigorous position in dealing with applications to remove agricultural ties from buildings, and to consider introducing regular monitoring of compliance with planning consents for agricultural tie buildings.

P/20/05/09

NEXT MEETING – tbc subject to sufficient applications received

The meeting ended at **16.35**

<i>SIGNATURE OF CHAIRMAN</i>	
<i>DATE OF SIGNATURE</i>	
<i>DATE/VENUE OF NEXT MEETING</i>	TBC - subject to sufficient applications being received

DRAFT