

**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 23rd JULY 2018 AT 7.00PM**

Present: **Chairman:** Councillor Holmes
 Councillors: Bartlett, Dobson, Carter, Harding, Gori and Faithfull together with
 the Assistant Town Clerk

Other: 1 member of the Press
 14 members of the Public

**1. P/18/07/08
TO RECEIVE APOLOGIES**

Apologies were received from Councillor Edwards, Councillor Giles and Councillor Pratt

**2. P/18/07/09
DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR
ITEMS ON THE AGENDA**

Cllr Carter declared an interest in Agenda Item 6, application **18/1321/LBC** as he was known to the applicant.

**3. P/18/07/10
REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE**

Tree Preservation Order has been made for:

18/0072/TPO	Arboricultural Team	Land at The Grange, Higher Metcombe, Ottery St Mary, Devon
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**East Devon District Council Statement of Community Involvement
July 2018 - Consultation Draft**

**4. P/18/07/11
PLANNING DECISIONS RECEIVED**

18/0708/FUL	Raxhayes Farm, Holcombe Lane, OSM EX11 1PQ	Granted
18/0657/COU	Raxhayes Farm, Holcombe Lane, OSM EX11 1PQ	Granted
18/0656/FUL	Raxhayes Farm, Holcombe Lane, OSM EX11 1PQ	Granted
18/0256/FUL	Otterhayes Trust, Salston Ride, Salston, OSM EX11 1RH	Granted
18/1275/FUL	Sandy Knapp, Green Lane, Tipton St John, EX10 0AH	Granted

**5. P/18/04/12
TO CONFIRM THE MINUTES OF THE PLANNING MEETING 9TH JULY 2018**

The draft minutes of the Planning Meeting on Monday 9th July 2018 were confirmed as an accurate copy.

Mayor's initials

6. P/18/07/13

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 18/1372/FUL	Ms K Powell	Change of use from agricultural field to camping site. Retention of water tank, wooden housing for filtration system, water and tap associated pipe work. To also retain the toilet facilities, hardstanding and replace wooden shed. Waxway Camp Fire, Beacon Lane, Tipton St John, Ottery St Mary EX11 1QD

The Chairman stated that when this application was discussed at the last Planning Meeting on 9th July, where the applicant answered questions from the Councillors but it was not realised that it was in an ANOB (Area of Natural Outstanding Beauty). Also at the time of the meeting there was only one letter of objection online and now there are 49 objections, therefore it was agreed to be fair and defer to the next Planning Committee Meeting.

A resident spoke on behalf of the residents of Waxway Hamlet who unanimously proposed that the application be opposed was incomplete and misleading for the following reasons:

- The land has been used over the last few years as an unlicensed camp site with an unlawful change of use in excess of 28 days per year
- It is described as having good views which means that it is visual desecration as it can be seen from the surrounding areas
- It is in an ANOB (Area of Outstanding Natural Beauty) no need to put a camp site in it
- Land is classified by Natural England as Agricultural grade 3 which is good so should not be used for development if there is any possible alternative
- On the Neighbourhood Plan, it is not in compliance with the vision statement, the Environment Plan of Policies NP2 and NP8, together with NP20 which does discuss the provision for a camp site is written for farm diversification to help farmers making a living specifically it is not for buying a small plot for permitted development
- A concern for loss of wildlife and increased traffic in narrow roads in an area used by horses and no safe places for pedestrians
- Rubbish concerns and increased noise levels with an increase in people and dogs running around

Another resident added that looking at the East Devon Local Plan of 2013-2031, most of the policies say that any development should respect the characteristics and qualities of the area of development proposed and do not adversely affect the amenities of the occupiers of the adjoining residential properties.

The applicant replied to the above comments that she had answered a lot of the comments made online and in a letter to the Councillors but wanted to add the following:

- It has not been a commercial site or an illegal camp site and there is no evidence of this as the only camping previously only used by family and friends.
- The applicant will be staying onsite when booked out to ensure noise levels are kept to a minimum and rubbish is dealt with

Mayor's initials

- It is not good agricultural land and has a poor quality of soil
- It is not a proposal for a business park, just ten tents in a field used for camping

Town Council Comments:

It was unanimously agreed that this application should be postponed until comments had been received from Highways, Environmental Health and the ANOB team as it is in an ANOB (Area of Natural Outstanding Beauty) and to make a decision on the current evidence would be unfair without full and sufficient information, therefore an extension on the application is requested.

ii.) 18/1097/COU Mr Phillip Rant

Change of use from agricultural to agricultural/equestrian and siting of a polytunnel

Field to East Of Cornerstones,
Ottery St Mary

A resident spoke as he owns the field on the other side of the road. Whilst he has no objection to a polytunnel, the size is far too large and if it were reduced to a reasonable size he would withdraw his objections.

The person who sold the land to the current owner also spoke to raise concerns about the size of the polytunnel.

Town Council Comments:

In principle, the Town Council is not against the COU but does not support the erection of a large polytunnel as it is out of keeping and the scale and mass is overbearing, therefore no justification is made for it.

iii.) 18/1586/LBC Mr Ben Emmett

Conversion of former elderly care home into nine apartments incorporating modifications to rear section of building

The Priory, Paternoster Row,
Ottery St Mary EX11 1DP

A resident who lives next door spoke mainly with regard to the car parking and that it is a dangerous corner for the amount of traffic which will be generated.

Town Council Comments:

It was agreed that the Town Council postpone and defer this application to the next Planning Committee Meeting as it would like to wait to receive the full application documentation.

iv.) 18/1656/FUL Mr & Mrs Miles Pegley

Replacement dwelling and associated external work

Badgers Rest, East Hill, Sidmouth EX10 0LR

Town Council Comments:

The Town Council supports this application as it is a vast improvement on the previous one and blends in with the existing surroundings and countryside.

Mayor's initials

v.) 18/1512/FUL Dr Alex Degan

Construction of 2 storey and single storey extensions, replacement garage with hard standing area
Metcombe House, Higher Metcombe, Ottery St Mary, EX11 1SN

Town Council Comments:
The Town Council supports this application

vi.) 18/1105/LBC Mrs G Kerr

Replace 1no. window at ground floor and 1no. window at first floor on front (south east) elevation
Myrtle Cottage, Tipton St John, Sidmouth EX10 0AW

Town Council Comments:
The Town Council supports this application

vii.) 18/1532/FUL Mr F Sutton

Construction of single storey side extension
Claremont, Tip Hill, Ottery St Mary

Town Council Comments:
The Town Council supports this application

viii.) 18/1594/FUL Mrs J Humphrey

Alterations to driveway
18 Hayne Close, Tipton St John, Sidmouth EX10 0BA

Town Council Comments:
The Town Council supports this application as it is an improvement to make the building more habitable.

ix.) 18/1559/FUL Mr Sam King

Demolition of agricultural barn and construction of 1no. new dwelling on same footprint. Change of use of land to form residential curtilage.
Slade Farm, Slade Road, Ottery St Mary EX11 1QN

Town Council Comments:
The Town Council does not support this application as although the first PDQ was acceptable but to now knock the building down and rebuild it as a new property constitutes building in the countryside.

x.) 18/1321/LBC Mr Nancekivell

Install meter box and boiler flue in side (north east) elevation
1 Undercliffe Cottages, Mill Street, Ottery St Mary EX11 1AJ

Town Council Comments:
The Town Council supports this application as it would be an improvement having gas into the building.

**7. P/18/07/14
TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS**

Cllr Carter asked about Salston and the Chairman replied that building was still going strong.

Cllr Harding mentioned about suggestions of the telephone box in Tipton St John being used as a library and asked whether it would need planning permission and if it would be classed as Change of Use. The Chairman suggested Cllr Carter is on the DMC so may ask the question.

**8. P/18/07/15
NEXT MEETING – TO BE CONFIRMED (SUBJECT TO SUFFICIENT APPLICATIONS
RECEIVED)**

The meeting closed at 20.09pm

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

Mayor's initials