

MINUTES OF A MEETING OF OTTERY ST MARY TOWN COUNCIL PLANNING COMMITTEE HELD IN THE COUNCIL OFFICES, THE OLD CONVENT, OTTERY ST MARY ON WEDNESDAY 1ST MAY 2019 AT 7.00PM

Present:	Chairman:	Councillor Holmes
	Councillors:	Dobson, Bartlett, Giles, Pratt, Carter, Edwards and Faithfull together with the Assistant Town Clerk
	Other:	13 members of the public, all residents living next to Ware Farm.

1. *P/19/05/01*
TO RECEIVE APOLOGIES

Apologies were received from Cllr Harding

2. *P/19/05/02*
DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR ITEMS ON THE AGENDA

There were none.

3. *P/19/05/03*
REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

Tree Preservation Order has been made for:

19/0038/TPO	Arboricultural Team	Land at 99 Mill Street, Ottery St Mary
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4. *P/19/05/04*
PLANNING DECISIONS RECEIVED

19/0612/FUL 1 Salston Cottages Ottery St Mary EX11 1JS **Granted**

18/2838/FUL The Ottery St Mary Dental Practice, Yonder Close OSM EX11 1HE **Granted**

19/0406/TCA 99 Mill Street, Ottery St Mary EX11 1AJ **Tree Preservation order has been made.**

5. *P/19/05/05*
TO CONFIRM THE MINUTES OF THE PLANNING MEETING 11th MARCH 2019

The draft minutes of the Planning Meeting on Monday 8th April 2019 were confirmed as an accurate copy. However, Cllr Giles asked that we insert some wording against the Council's comment to reflect the Chairman's casting vote to support application number 19/0488/FUL 8 Mill Street, Ottery St Mary, EX11 1AD. This has been duly added.

P/19/05/06

6. TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 19/0724/FUL	Mr & Mrs Derek Finch	Alterations and extensions to existing dwelling house to create annexe accommodation Otter View, Church Lane, Alfington, Ottery St Mary EX11 1PE

The letter from Simon Spencer MCIAT, Chartered Architectural Technologist re-assured those present that, owing to the distance between this property and neighbouring properties and the fact that the kitchen window would be Velux, this application is not unreasonable. A point was raised that this application will result in a much larger property than others on the road, but it was considered that it would largely be obscured by other houses.

Town Council Comments: Ottery St Mary Town Council supports this application.

ii.)19/0744/FUL	Mrs R Ledger	Construction of front extension to provide porch Field House, Longdogs Lane, Ottery St Mary EX11 1HX
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Town Council Comments: Ottery St Mary Town Council supports this application as the new porch will be hidden from view by the mature shrubs.

iii.) 19/0720/TRE	Mrs Fletcher	<p>T1 Oak: To remove the 2 lowest limbs to the branch collar on the main stem, making pruning cuts of up to 100mm in diameter</p> <p>T2 Oak: To crown raise to approximately 5 metres above ground level, removing small laterals to the branch collar at the union with the main stem, making pruning cuts up to 60mm in diameter</p> <p>T3 Oak: To remove low secondary limb overhanging cottage roof to union with primary limb, making a pruning cut of up to 100mm in diameter To reduce lateral 3rd order limbs by approximately 2.5 metres via target pruning, making final pruning cuts of up to 50mm in diameter</p> <p>T4 Oak:</p>
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Mayor's initials

To remove low hanging secondary limb to union with primary limb making a final pruning cut of up to 100mm in diameter

The above works are requested in order to give clearance to the cottage roof below and to reduce weight on lateral limbs overhanging the property

Higher Metcombe Cottage, Higher Metcombe,
Ottery St Mary EX11 1SR

Town Council Comments: Ottery St Mary Town Council wishes to refer this application to the Tree Officer.

iv.) 19/0740/FUL Bovis Homes
(South West)

Construction of conservatories at plots 66, 67, 70 and 72

Plots 66, 67, 70 and 72 Land South of
Exeter Road, Ottery St Mary

Town Council Comments: Ottery St Mary Town Council supports this application as Bovis Homes have already built some conservatories on other new homes.

v.) 19/0807/FUL Mr & Mrs D Wilkins

Construction of outbuilding to front
Silver Mist, Alington, Ottery St Mary
EX11 1PA

Town Council Comments: Ottery St Mary Town Council supports this application as the new trailer shed, although in the front garden, will not be obtrusive or seen from the road.

vi.) 19/0834/PDR Feniton Park Limited

Prior notification under Part 3 Class R for the flexible change of use from agricultural use to 9no. aparthotel units
Ware Farm, Ottery St Mary, EX11 1PJ
(For comment only)

A local resident stated: This new application has changed from Barns A&B to barns C&D, which it is claimed are only used for livestock. Barns C&D have significantly less ground area than Barn A & B but although it was queried, the applicant said they can still build the 9 aparthotels. The resident pointed out there are two categories of PDRs for farmers to use to develop agricultural buildings: Class Q is for residential use. In this site Class Q is not possible as the barns will need to be rebuilt, not just converted. Class R allows building work to be undertaken for a desired outcome. EDDC may lose control of the development on this site within Class R as the applicant has already stated there will be future developments on this site. If this application goes through, the effect of the words 'Associated operational development' may mean EDDC loses control over the development of this site.

Transport: In addition to previous comments on 19/0834/PDR by residents the following increases in transport are noted:

- The farm will still have 20 acres of agricultural land with farm vehicle movement
- Now they have put up shipping containers used for storage
- The farm has given permission to a neighbouring farmer to access the land with their agricultural equipment.

Mayor's initials

- Following development of a pond/amenity area in 2013 there is now a recently constructed track leading up to this, implying future vehicle movement.

Noise: In addition to previous comments on 19/0834/PDR by residents it is now noted that when planning permission was requested from EDDC to erect Barn D, a condition was put on it saying that the hay barn shall not be used for livestock as the noise would be unacceptable to nearby residents. This underlines EDDC’s concerns about noise.

Contamination: previous comments made on 19/0834/PDR in Jan 2019 by concerned residents still stand. However, the application states relating to contamination that foul water drainage is a key point. The local residents have lived here up to 30 years and no-one has ever been made aware of foul water drainage.

Use of barns/Horses: The application states barns were not used for horses. A resident beside the farm for 30 years states that they were used for horses before 2012. He also states that as recently as 2017 loose boxes were removed from Barn C and Barn D had been used for straw. The resident states that horses were used for breeding and the farm had a livery before 2012.

Some misleading information on the application relating to foul water drainage, the use of Barn D and the presence of horses all raises concern that residents cannot rely 100% on the information in the application.

Town Council Comments: Ottery St Mary Town Council stands by its original comments (Jan 2019) and strongly suggests this should be made into a full planning application and a DMC site visit made to view the conditions of the buildings and their suitability for conversion to 9 aparthotels.

7. *P/19/05/07*

TO RECEIVE COUNCILLORS’ QUESTIONS RELATING TO PLANNING MATTERS

There were none.

8. *P/18/05/08*

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

The meeting closed at 7:51 pm

Mayor’s Signature.....

Date.....

Mayor’s initials