



## 5. P/19/01/12

**TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS**

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 18/2874/PDR	Feniton Park Limited	<b>Prior notification under Part 3, Class R for the flexible change of use from agricultural use to 9 no. 1 bedroom aparthotel units under Use Class C1</b> Ware Farm, Ottery St Mary, EX11 1PJ

Twelve residents of the Ware Farm area attended the Planning Meeting and two members of the public who have been residents near to the proposed development for 25 and 29 years respectively spoke to outline their main concerns which were:

**Transport** - the application significantly underestimates the traffic usage, which will no doubt increase on Chineway Hill not decrease as stated. Most of the transport into the proposed site will be by minibus.

**Noise** - this has not been a problem in the past, however the application states there will be less noise but with 9 aparthotel units there will most definitely be additional noise, particularly in the evenings and weekends and furthermore no-one knows who the proposed occupiers will be. The application states that one of the resident's properties will be screened by a substantial hedge which is incorrect and will be directly overlooked - pictures of this were shown.

**Contamination and Flood Risk** - sewage treatment for a nine room aparthotel has to go somewhere and houses have been previously flooded from the site as there are only small drainage pipes, therefore is limited water drainage and if running from the aparthotel would need to go somewhere

**Additional Concerns** - there is no explanation of what exactly the development is, the term 'aparthotel' is unusual and if approved will set a precedent for the future in the area. The application claims that the barns have recently been used for agriculture when they have not. With regard to the noise issue, three or four days after the application was received a clump of mature ash was removed and there is no chance of regeneration of the ash as the stump was also removed from the hedgerow. There are many unknown concerning issues which will affect the residents including that fact that the application fails to fulfil the provisions of a Class R application and does not comply with Permitted Development rights. There were concerns that the buildings were not capable of changing use to an 'aparthotel' without considerable structural alteration.

**Town Council Comments:**

The Town Council does not support this application and feels very strongly that it should be refused for the following reasons:

- It was inappropriate to submit a PDR application as it does not meet the criteria of Permitted Development Class R and should be a full application.
- No explanation as to what an 'aparthotel' would consist of and its appearance.
- The application states that the barns have been used for agricultural use when they have not for some considerable time, only for the stabling of a few horses.
- It is contrary to and not in accordance with the adopted Ottery St. Mary Neighbourhood Plan.
- The barns are not capable of conversion without considerable structural work.
- It would have an adverse impact on the AONB (Area of Outstanding Natural Beauty).
- There would be an increase in traffic flow and noise.
- Serious concerns raised about the water run off and sewage disposal.
- Objections from residents that have lived at the Ware Farm area for many years.

Mayor's initials .....

ii.) **19/0065/FUL** Mr & Mrs M Pegley **Proposed construction and use of a permitted outbuilding (Planning ref: 18/2368/FUL) as annexe accommodation**  
Badgers Rest, East Hill, Sidmouth EX10 OLR

The applicant spoke to explain that he wanted to modify the existing stables for his elderly parents to live in and be looked after.

**Town Council Comments:**

The Town Council supports this application as long as it stays as part of the main house and is used for family

iii.) **18/1585/FUL** Belfield Developments Ltd (Mr Justin Denno) **Conversion of former elderly care home into 9no. apartments incorporating modifications to rear section of building**  
The Priory, Paternoster Row, Ottery St Mary EX11 1DP

**Town Council Comments:**

The Town Council supports this application as it is happy with the changes proposed but subject to the Conservation Officer's report

iv.) **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

**Town Council Comments:**

The Town Council supports this application as it is happy with the changes proposed but subject to the Conservation Officer's report

v.) **18/2937/FUL** Environment Agency **Drilling of an observation borehole and construction of a cabinet on a concrete plinth to enclose a standpipe**  
Ottery St Mary Bowls and Croquet Club  
Strawberry Lane, Salston, Ottery St Mary, EX11 1RG

**Town Council Comments:**

The Town Council supports this application as it will serve a purpose

vi.) **19/0048/FUL** Mr J Pilcher And Mrs G Towner **Construction of single storey rear extension**  
2 Otter Close, Lancercombe, Sidmouth EX10 0JT

**Town Council Comments:**

The Town Council has no objections to this application and supports it

vii.) **18/2903/FUL** Mr A Holding **Demolition of existing large garage and utility area. Construction of new two storey dwelling and two bedrooms. New dwelling to be attached to No 36 forming new end of terrace.**  
36 Longdogs Lane, Ottery St Mary, EX11 1HU

**Town Council Comments:**

The Town Council supports this application as it provides the potential for low cost housing within the town

viii.) 18/1655/LBC Mr Trevor Ellis

**Construction of 16no. new dwelling houses within the grounds of Salston Manor and erection of two-storey and single-storey extension to form 3no. new flats**  
Salston Manor Hotel, Ottery St Mary, EX11 1RQ

**Town Council Comments:**

On the advice of the Planning Officer, this has been deferred to until the full application has been validated

viiia.) 18/\*\*\*\*/FUL Mr Trevor Ellis

**Construction of 16no. new dwelling houses (tbc) within the grounds of Salston Manor and erection of two-storey and single-storey extension to form 3no. new flats**  
Salston Manor Hotel, Ottery St Mary, EX11 1RQ

**Town Council Comments:**

On the advice of the Planning Officer, this has been deferred to until the full application has been validated

ix.) 18/2838/FUL Mr Peter Gosling

**Change of use from former dental surgery to a single dwelling**  
The Ottery St Mary Dental Practice, Yonder Close, Ottery St Mary, EX11 1HE

**Town Council Comments:**

The Town Council supports this application as it was originally a residential building and will be returning to one

6. P/19/01/13

**TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS**

There were none

7. P/19/01/14

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

**The meeting closed at 20.02pm**

**Mayor's Signature.....**

**Date.....**

Mayor's initials .....