



# Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 21<sup>st</sup> SEPTEMBER 2020** at **19.01pm**. The meeting was conducted virtually in accordance with Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020

**PRESENT:-** Councillor Copus (**Chairman**), Councillor Johns (**Mayor**), Cllrs Giles, Faithfull, Green, Stewart and Shaw, together with Liz Graveney, Deputy CEO

**OTHER PERSONS PRESENT:-** Two members of the public: the applicant and colleague from Item 7, Planning Applications 1) **20/1647/MFUL** and 2) **20/1648/LBC**

P/20/09/01

## **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Lucas and Cllr Grainger

P/20/09/02

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

Cllr Peter Faithfull	<b>Planning Application 20/1872/LBC</b> Cllr Faithfull declared a personal interest as his sister lives next door to the property <b>Planning Application 20/1817/FUL</b> Cllr Faithfull declared a personal interest as his brother lives next door to the property
Cllr Vicky Johns	<b>Planning Application 20/1843/FUL</b> Cllr Johns declared a personal interest as she has known the applicant and family for a long time

P/20/09/03

## **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/20/09/04

## **REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE**

### **Appeal Ref: APP/U1105/D/20/3256604**

Donnithornes, Mill Street, Ottery St Mary, EX11 1AF

### **Appeal Ref: APP/U1105/Y/20/3256621**

The Donnithornes, Mill Street, Ottery St Mary, EX11 1AF

### **Appeal Ref: APP/U1105/Y/20/3254977**

Former Lloyds Tsb Bank Plc, 6 Silver Street, Ottery St Mary, EX11 1DD

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**Appeal Decision: APP/U1105/W/20/3249590**  
Coldharbour Farm, East Hill, Ottery St Mary, EX11 1QL

**Appeal Allowed**

P/20/09/05

**TO CONFIRM THE MINUTES OF THE PLANNING MEETING 24<sup>TH</sup> AUGUST 2020**

The minutes of the Planning Meeting on Monday 24<sup>th</sup> August 2020 were confirmed and agreed to be signed by the Planning Chair as a correct record at a later date

P/20/09/06

**PLANNING DECISIONS RECEIVED**

<b>20/1036/LBC</b>	Former Mill Buildings, Mill Street, OSM	<b>Granted</b>
<b>20/1431/TCA</b>	Church, Jesu Street, Ottery St Mary, EX11 1EU	<b>Granted</b>
<b>20/1443/COU</b>	Unit 1 to 3, Finnimore Industrial Estate, OSM, EX11 1NR	<b>Granted</b>
<b>20/1354/FUL</b>	Harcourt, Wiggaton, OSM, EX11 1PT	<b>Granted</b>
<b>20/1521/FUL</b>	Little Copse South, Winters Lane, OSM, EX11 1AS	<b>Granted</b>
<b>20/1427/FUL</b>	4 The Old School, Sandhill Street, OSM EX11 1EF	<b>Refused</b>
<b>20/1719/FUL</b>	Pilchards, Slade Road, OSM EX11 1JE	<b>Granted</b>

P/20/08/07

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

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
1) <b>20/1647/MFUL</b>	Mr Chris Riley (PCR Homes Ltd)	<b>Construction of 15 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments</b> Salston Manor Hotel, Ottery St Mary, EX11 1RQ

The applicant of PCR Homes spoke to explain that the Salston Manor is an iconic building which he has known for over 40 years. Since 2013 when the planning application was approved for 27 apartments, the building is now massively more dilapidated and last year the previous planning applicant became insolvent, which is why the 2018 application for 16 new dwellings was withdrawn. The new applicant has now picked this up and since then the new design has been worked on together with the existing architect with three meetings with East Devon District Council (EDDC) Planning Officers. He outlined that on the new design there is a reduced dialogue, one less unit, no squash courts, football pitch, swimming pool or fitness centre and light pollution would be diminished. There would only be Community Infrastructure Levy (CIL) applied on profit to replace the affordable housing, which would be beneficial to the local authority and the community.

**Town Council Comments:**

The Town Council recognises the importance of retaining the listed building, however does not support this application based on the following:

- It is contrary to the OSM & West Hill Neighbourhood Plan Policy NP2
- It is contrary to the East Devon District Local Plan, Strategy 6, as it is building outside the built up area boundary and therefore building in the countryside
- The building is in an unsustainable location in the countryside serviced by an inadequate road without the benefit of decent pavements and street lighting where there is a narrow bridge over a stream which is difficult for vehicles
- It will result in the loss of several trees protected by TPO's

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- There would be threatened loss of wildlife, such as dormice, sloe worms, soprano pipistrelle bats, horseshoe bats and otters going from the main river to the nearby stream
- It is contrary to the East Devon District Local Plan and policy which states 50% of affordable homes is required outside of the built up area boundary but there is none proposed
- There would be an adverse impact on the neighbouring properties on the south side of Salston Ride being overlooked and possible increase of flood risk as the 2008 flooding did

**2) 20/1648/LBC**      Mr Chris Riley  
 (PCR Homes Ltd)      **Construction of single and two storey  
 Extensions and alterations to listed building to  
 form 2 no. dwellings and enlargement of 2 no.  
 previously approved apartments**  
 Salston Manor Hotel, Ottery St Mary, EX11 1RQ

**Town Council Comments:**

Comments the same as the previous planning application

**3) 20/1843/FUL**      Mr Gavin Plance      **Construction of single storey rear and side  
 Extension**  
 15 Patteson Drive, Ottery St Mary, EX11 1TB

**Town Council Comments:**

The Town Council supports this application

**4) 20/1872/LBC**      Tim Spencer      **Replacement shallow pitched roof on rear  
 Elevation with the addition of 1no. rooflight**  
 6 Mill Lane, Alfington, OSM, EX11 1PF

**Town Council Comments:**

The Town Council supports this application

**5) 20/1902/PDQ**      Mrs C Bellinger      **Prior approval for proposed change of use of  
 agricultural building to a dwelling (Use Class  
 C3) and for building operations reasonably  
 necessary for the conversion under Class Q(a)  
 and Q(b)**  
 Land South Of Oak Lodge, Chineway Road, OSM

**Town Council Comments:**

The Town Council supports this application

**6) 20/1817/FUL**      Mr Luke Gray      **Construction of detached double garage  
 (revisions to details approved under planning  
 permission ref. 09/1876/FUL)**  
 9 Mill Lane, Alfington, Ottery St Mary, EX11 1PF

**Town Council Comments:**

The Town Council supports this application subject to the applicant providing adequate guttering and distribution of water/run off

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7) 20/1933/FUL Mrs L Cole

**Proposed 2 no. additional roof windows and Flue for above**

Fieldview, Slade Farm, Slade Road, OSM  
EX11 1QN

**Town Council Comments:**

The Town Council supports this application

P/20/09/08

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

Cllr Green queried a comment made by the applicant of Item 7, Planning Applications 1) 20/1647/MFUL and 2) 20/1648/LBC, that he has been given close guidance by Planning Officers at EDDC and whether that would have an effect on EDDC's final decision. Cllr Faithfull stated that although Planning Officers advise applicants, it does not mean anything as it would be councillors who make the final decision.

The Chairman raised the point following receipt of photos from the back of the Cost Cutter building in Mill Street where the developer was building at the back and planning permission had not been sought for this. Cllr Faithfull said he had sent the photos and his concern to Planning at EDDC. The Council thanked Cllr Faithfull and it was agreed to write to Ed Freeman, Planning at East Devon District Council (EDDC) planning to also inform him.

P/20/09/09

**NEXT MEETING** – Tuesday 6<sup>th</sup> October 2020 at 7pm

**The meeting ended at 19.55pm**

<b>SIGNATURE OF CHAIRMAN</b>	
<b>DATE OF SIGNATURE</b>	
<b>DATE/VENUE OF NEXT MEETING</b>	Tuesday 6 <sup>th</sup> October 2020 at 7pm

Chairman's Initials.....