

Report for Town Council dated 3rd October 2022 by District Councillor Geoff Pratt

On Monday 26th September I attended the Town Council's planning committee meeting when a outline planning application (22/1973 MOUT) a residential development for up to 63 dwellings on the Sidmouth Road was discussed. This will eventually be heard at EDDC planning committee. I am not pre determined but the information that came from Cllr Roger Giles was helpful. I advised the committee on one other -amended planning application.

Prior to the death of Queen Elizabeth on the 6th September the EDDC Strategic Planning committee.(SPC) discussed the Preferred sites and second best choice sites. I made it very clear to the committee that the town council had in their extraordinary council meeting on the subject had recommend refusal of the 5 preferred sites and 1 second choice site

I On the 29th September the SPC dealt with village allocations. At Tipton St. John the land located south of Otter Close which has been recommended as a second best choice allocation. The recommendation, following discounted areas on site, is for 45 dwellings. This site can be accessed via the Sidmouth road, with the 30mph speed limit in the village extended and the 'sunken lane' closed to vehicular traffic. Due to concerns as to the current Tipton St. John primary school buildings being located in the floodplain, DCC are trying to find a site to relocate the school. Any significant development within the village should therefore consider the requirement for a new primary school site. The site is large and relatively level, although there is a slight fall from north to south and a further fall towards the east corner. The site is a single field, previously grazed now scrubby with mature hedgerow boundaries providing roadside screening. There is some intervisibility with the AONB which would increase if the site were developed, however this would be seen in the context of existing properties, as the rear gardens of houses in Otter Close abut the northern boundary and the gardens of Mallocks Close abut to the south and wrap around the south west corner. The site is not in close proximity to any designated heritage assets. There is no significant habitat or species identified on site but existing trees should be retained and further assessment undertaken as part of any application. The Site has been the subject of previous planning applications being refused and on a previous appeal the Inspector (13/1431/FUL) refused a scheme for 19 houses on the basis that the village was not sustainable. The village is a tier 4 settlement, however it does not have a frequent bus service and the primary school is proposed to be relocated elsewhere. DCC education officers and the Trustees of the school wish to close the primary school and relocate to Ottery St Mary. but this may be an opportunity to relocate the school within the village.

Whimple's preferred sites received recommendations for 33 dwellings and second best choices for an astonishing 315 dwellings. This is relevant to Ottery because it affects the number of residents that would need to be registered as patients with the Coleridge Medical Centre.(CMC)

I have exchanged correspondence with Sue Stokes the practice manager at Coleridge who has confirmed that currently they have 16,400 patients registered with the practice. With the Cranbrook Development Plan and proposed plan adoption to be discussed at SPC tomorrow. the provision of adequate buildings for medical services in Cranbrook are relevant to CMC.

I have also been advising in my capacity as the Assistant Portfolio Holder for Asset Management to resolve the delays in proceeding with the proposed lease to Rockfish of the Drill Hall premises at the sea front in Sidmouth