



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 14th DECMEBMR 2020** at **19.00**. 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**), Councillor Lucas (**Deputy Major**), Cllrs Giles, Grainger, Faithfull, Green and Shaw, Christine McIntyre CEO,

OTHER PERSONS PRESENT:- 12 members of the public

P/20/12/01

TO RECEIVE APOLOGIES FOR ABSENCE

None received

P/20/12/02

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

Cllr John Green	Cllr Green declared a personal interest as he is a close friend of Phil Palfrey of Palfrey Design Ltd, the architects involved in a number of planning applications.
Cllr Roger Giles	<i>Planning Application 20/2505/LBC - Cllr Giles declared an interest as he is a Heritage Society Trustee</i>

P/20/12/03

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/20/12/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

APP/U1105/W/20/3258150 26 & 26A Mill Street , OSM , EX11 1AD

APPEAL MADE

P/20/12/05

TO CONFIRM THE MINUTES OF THE PLANNING MEETING 16th November 2020

The minutes of the Planning Meeting on Monday 16th November 2020 were confirmed and agreed to be signed by the Planning Chair as a correct record at a later date

P/20/12/06

PLANNING DECISIONS RECEIVED

- 20/2102/FUL** 10 Hayne Close, Tipton St John, Sidmouth, EX10 0BA **GRANTED**
- 20/1969/FUL** Bramble Bank, Tipton St John, Sidmouth, EX10 0AW **GRANT OF CONDITIONAL PLANNING**
- 20/2091/FUL** Unit 41 Finnimore Industrial Estate, OSM, EX11 1NR **GRANTED**
- 20/1817/FUL** 9 Mill Lane, Alfington, OSM, E11 1PF **GRANT OF CONDITIONAL PLANNING**
- 20/2396/FUL** Cadhay Cottage, Cadhay, OSM, EX11 1QY **APPROVED**

P/20/12/07

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS.

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
20/2120/VAR	Mr M Hitchmough	Variation of condition 2 (approved plans) of planning permission 19/1834/FUL (change of use to a two bedroom dwelling, removal of canopy and ramps, creation of parking and garden) to amend the design. Ottery St Mary Childrens Centre, Tip Hill, OSM, EX11 1BE

Town Council comments: The Town Council supports this application

20/2471/FUL	Mr M Selley	Construction of extension to car port. Ware View, OSM, EX11 1PJ
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Town Council comments: The Town Council supports this application

20/1316/FUL Mr N M Eyres **Amendments.** Conversion of rear section of vacant part retail premises into 3 no. town houses (class use C3 a)
The Former Colbert Hall, Mill Street, OSM ,EX11 1AD

Town Council comments: The Town council does not support this application. The amendments have not led to a change to the comments made previously by the Town Council. The Town Council strongly feel that the property must remain available as a commercial property and is not suitable for residential use. The Town Council have concerns over parking and emergency access particularly as these properties could provide housing for families. Importantly, the application is contrary to EDDC local plan strategy points 24.3, 24.4, 24.5 and 24.6 and Ottery St Mary and West Hill Neighbourhood Plan NP18 .

20/2273/FUL Mrs H Wagstaffe Construction of rear and side extensions, 3 no. front dormer windows, raising of roof, balcony and detached garage with office space above.
Cooinda, Coombelake, OSM, EX11 1NG

Town Council comments: The Town Council supports this application

20/2554/FUL Mr & Mrs Godfrey Change of use of land from agricultural to domestic Garden.
Homemead, Longdogs Lane, OSM, EX11 1HX

Town Council comments: The Town Council supports this application with no erections on the land.

20/2505/LBC Mr R Neal Reinststate 1 no blue plaque on main Otter Mill Factory south elevation with revised wording, and install one new blue plaque at second entrance to the Main Otter Mill Factory east elevation with identical revised wording. Reinststate 1 no. blue plaque on the Corn Mill south elevation, wording unchanged.
Otter Mill, Tumbling Weir Way, OSM

Town Council comments: The Town Council supports the application subject to seeing the wording on the new plaque.

20/2644/FUL Mrs A Broadhust Erection of field kitchen and creation of seating area and associated car parking area.
Coldharbour Farm , East Hill, OSM, EX11 1QL

Town Council comments: The Town Council supports this application subject to permeable parking area surface being used due to previous flood issues in the area.

20/2674/FUL

Mr & Mrs Saimbi

Construction of two storey extension and porch
Harcourt, Wiggaton, OSM, EX11 1PT

Town Council comments: The Town Council supports this application

20/1953/VAR

Sainsburys

Variation of condition 14 (yard usage hours) of Planning permission 09/2354/MFUL (erection of class A1 food store, customer car parking, service access and associated development, as varied by 11/1173/VAR) to allow use of the yard from 6 am (instead of 7 am) Monday to Saturday for a temporary period of one year from the date of decision, formally extending the earlier start which began temporarily on 3 August 2020 as result of the Governments response to the Coronavirus pandemic.

Sainsburys Supermarkets Limited

Town Council comments: The Town Council supports this application

20/1974/MOUT

Mr Ian Jewson

Outline planning application for the construction of up to 63 dwellings incorporating open market and affordable dwellings, together with associated infrastructure (all matters reserved except for access)

Land east of Sidmouth Road, OSM

Six members of the public read out statements. One member of the public represented the Gerway Action Plan and one represented the Go Away Action group.

Town Council comments:

Ottery St Mary Town Council strongly objects to this planning application which is not in accord with the East Devon Local Plan or the Ottery St Mary and West Hill Neighbourhood Plan.

The Town Council is concerned that the site is outside the Built Up Area Boundary, and is remote from the town's facilities, and is therefore not a sustainable location.

The Town Council has considerable specific concerns about this application:

- * it is outside the Built Up Area Boundary, and thus would be building in the countryside;
- * the number of houses specified in the East Devon Local Plan has been substantially exceeded, and need for additional housing at this location has not been demonstrated;
- * the development would be likely to place additional pressure on the local resources, which are already severely stretched;
- * it would cause harm to the landscape, and have an adverse visual impact on the approach to Ottery from the south; it would cause harm to views from the East Devon Area of Outstanding Natural Beauty, and from nearby Public Rights of Way;
- * it would represent the loss of grade 2 agricultural land, contrary to the EDLP policy to preserve the best and most viable agricultural land;
- * it would cause damage to environmental and wildlife interests, including trees and hedges and protected species;

* the Town Council is concerned about increased flood risk, particularly to properties in Claremont Field from the Gerway stream;

* the Town Council is concerned about the increased vehicle traffic using the seriously substandard Tip Hill crossroads;

* the Town Council is particularly concerned about an increase in pedestrian movements to the town centre and the Primary School along a highway lacking adequate footways with additional danger to all users of the road;

* the Town Council is concerned that the applicant has failed to carry out a public consultation about its proposal;

* the Town Council is particularly concerned that the application is contrary to numerous policies in the Ottery St Mary and West Hill Neighbourhood Plan:

NP1 Development in the Countryside;

NP4 Settlement Containment;

NP6 Valued Views;

NP8 Protection of Wildlife Sites and Features of Ecological Value;

NP9 Accessible Developments

NP14 Demonstrating Infrastructure Capacity

20/1693/FUL

Mr M Selley

New brick building to store ground source heat pump tanks, water treatment plant and garden equipment, and installation of underground pipework for heat pump in adjacent field.

Ware View, OSM, EX11 1PJ

Town Council comments: The Town Council supports this application

P/20/12/08

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

Cllr Faithfull would like to discuss application 20/2247/FUL . It was agreed to add this item to the February agenda.

Cllr Lucas would like to know when the application 20/2668/FUL will be on the agenda. Cllr Copus advised this item would be discussed at the next meeting.

Cllr Giles would like to add an item to the next agenda regarding correspondence with Simon Jupp MP regarding planning for the future white paper

Cllr Johns confirmed the Tipton St John school application will be discussed 6th January 2021

P/20/12/09

NEXT MEETING – Tuesday 5th January 2021 at 7pm

The meeting ended at 8.30 pm

<i>SIGNATURE OF CHAIRMAN</i>	
<i>DATE OF SIGNATURE</i>	
<i>DATE/VENUE OF NEXT MEETING</i>	TUESDAY 5TH JANUARY 2021

DRAFT