

Report by District Councillor Geoff Pratt

**Application No: 21/0685/FUL 26 And 26A Mill Street Ottery St Mary EX11 1AD**

On Wednesday the 2<sup>nd</sup> June I attended a Planning Chairman@s Delegation meeting in respect of the above application which proposed :-

Sub -division of existing vacant retail shop unit, installation of new internal staircase to existing residential flat together with alterations to existing shop front. Demolition of flat roof link & construction of single storey rear extension (resubmission of application no. 20/0833/FUL and 20/0943/FUL) Location:

The effect of these proposals would be to retain retail space on the ground floor of the building sufficient to be comparable to the size of the majority of the other retail units in Mill Street and the Town Centre. A single storey extension would be constructed to provide toilet facilities and a bin area for the proposed retail unit.

It would have been unreasonable to refuse this application since the level of A1 retail floorspace to be retained would not harm the vitality or viability of the town centre or reduce employment opportunities. (Local Plan Policy E10). The development should be supported that would retain and enhance primary retail frontages and retain small scale employment in the town centre. ( Policy NP18 of the Neighbourhood Plan.)

Planning permission was therefore granted subject to the following conditions :

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved
2. The development hereby permitted shall be carried out in accordance with the approved plans
3. Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority: -

Further details regarding the design for new and replacement windows and doors. - Roofing materials including product details, sample and method of fixing. - Sample of new bricks including mortar colour and specification and bond type. - Type of render including proportions of mix, method of application and finishes.

The works shall be carried out in accordance with the approved details and specification. (Reason - In the interests of preserving the character and appearance of the Conservation area in accordance with Policy EN10 - Conservation Areas of the Adopted East Devon Local Plan 2013-2031.)

Date of Decision: 2 June 2021