



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **TUESDAY 16TH JUNE 2020** at **7.00pm**. 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, Grainger, Harding and Faithfull and together with Christine McIntyre, CEO and Liz Graveney, Deputy CEO

OTHER PERSONS PRESENT:- One member of the public (via video)

P/20/06/01

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Lucas, Stewart and Dobson

P/20/06/02

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

There were none	
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P/20/06/03

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/20/06/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

Letter received from Ed Freeman, EDDC Planning with regard to Agricultural Ties

P/20/06/05

TO CONFIRM THE MINUTES OF THE PLANNING MEETING 19th MAY 2020

The minutes of the Planning Meeting on Tuesday 19th May 2020 were confirmed and agreed to be signed by the Planning Chair as a correct record at a later date

Chairman's Initials.....

P/20/06/06

PLANNING DECISIONS RECEIVED

18/2832/FUL	Eastleigh, Slade Road, Ottery St Mary, EX11 1JE	Grant of Conditional Planning Permission
20/0685/FUL	Chestnuts, Tipton St John, Sidmouth, EX10 0AW	Granted
20/0280/VAR	Alfington House, Church Lane, Alfington, EX11 1PE	Grant of Conditional Planning Permission
20/0525/FUL	Roundhill, Tipton St John, Sidmouth EX10 0AL	Refused
20/0714/FUL	9 Broad Street, Ottery St Mary, EX11 1BT	Granted
20/0847/FUL	1 Bridge View, Mill Street, Ottery St Mary EX11 1AN	Granted
20/0498/FUL	Sunny Corner, Hind Street, Ottery St Mary EX11 1BW	Granted
20/0727/FUL	137 Chineway Gardens, Ottery St Mary EX11 1JL	Granted
20/0747/FUL	20 Chrystel Close, Tipton St John, EC10 0AY	Granted

P/20/06/07

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
1) 20/0852/COU	Mr Oliver Wakefield (Osteo And Physio Ottery Ltd	Change of use of shop (A1 use) to osteopathy and physiotherapy clinic (D1 use) and alterations to frontage to including change in position of door 9 Jesu Street, Ottery St Mary EX11 1EU

Town Council Comments:

The Town Council supports this application, subject to the alterations to the frontage befitting the Conservation area.

2) 20/0943/FUL	Mr N M Eyres	Conversion of part existing vacant shop unit (26) and part first floor flat (26A) into one bedroom town house 26 & 26A Mill Street, OSM, EX11 1AD
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Town Council Comments:

The Town Council does not support this application due to:

- The residential accommodation is too small to be habitable
- It is taking away valuable retail/commercial space in the centre of town, which will impact on other shops in that area
- It is contrary to the local Neighbourhood Plan, Policy NP18, point 5 which states that applications should 'retain existing employment land in employment use'
- It is contrary to the East Devon Local Plan Policy E10 – Primary Shopping Frontages
- Considered very detrimental to the Conservation Area

3) 20/1007/TCA	Mrs Caitriona Harvey	Chestnut tree (T1) in neighbours hedgerow (19 North Street). Crown reduction by 2 metres to protect phone lines 13 North Street, Ottery St Mary EX11 1DR
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Town Council Comments:

The Town Council supports this application

Chairman's Initials.....

4) 20/1025/TRE Mrs Martin

T1 & T2, sycamore – shorten back second and third order branches over garden by 1-2m to a suitable side branch leaving a natural form to allow light into the garden

1 Oak Close, Ottery St Mary EX11 1BB

Town Council Comments:

The Town Council supports this application

5) 20/0503/PDR Sir J M Kennaway

Prior notification under Part 3, Class R for change of use from agricultural to business use (Class B1).

Clapperentale Farm, Escot Park, Ottery St Mary, EX11 1LU

Town Council Comments:

The Town Council supports this application

6) 20/0986/VAR Mr Robert Wilmington

Removal of condition 3 (agricultural tie) of planning permission 04/P0785 (replacement of temporary dwelling with permanent dwelling) to allow the property to be occupied as an

unrestricted dwelling following the grant of lawful development certificate 20/0414/CPE (use of the property as a dwelling without compliance with an agricultural occupancy condition)

**Condition Number (s): Condition 3
Condition (s) Removal:**

A certificate of lawfulness for the use of the property as a dwelling without compliance with an agricultural occupancy condition has been granted under application ref. 20/0414/CPE. Consequently the condition is no longer enforceable/necessary

The removal of condition 3 is sought to allow the dwelling to be occupied as an unrestricted, independent dwelling.

Farwell Mead, East Hill, OSM EX11 1QE

Town Council Comments:

It is unfortunate that East Devon District Council (EDDC) did not investigate and not enforce compliance during the period of enforceability.

P/20/06/08

AGRICULTURAL TIES

The Chairman made reference to Agricultural Ties and a discussion took place following receipt of a letter from East Devon District Council. It was agreed that further correspondence would be sent to EDDC asking that the item be considered at a Development Management Committee meeting and looked at in some depth.

Chairman's Initials.....

P/20/06/09

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were no questions

P/20/06/10

NEXT MEETING – tbc subject to sufficient applications received

The meeting ended at **19.55**

SIGNATURE OF CHAIRMAN	
DATE OF SIGNATURE	
DATE/VENUE OF NEXT MEETING	TBC - subject to sufficient applications being received

DRAFT

Chairman's Initials.....