



# Ottery St Mary Town Council

Minutes of the **Planning Committee Meeting** of **Ottery St Mary Town Council** held in the Council Chamber, the Old Convent, 8 Broad Street, Ottery St Mary on **Monday 17<sup>th</sup> February 2020 at 7pm**

**PRESENT:-** Councillor Copus (**Chairman**), Councillor Giles (**Mayor**), Johns, Grainger, Dobson, Harding and Faithfull and together with Liz Graveney, Deputy CEO

**OTHER PERSONS PRESENT:-** 1 member of the public

P/20/02/01

## **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies received from Cllr Pratt and Cllr Lucas

P/20/02/02

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

Cllr Harding

*Planning Application 19/1794/VAR - Cllr Harding declared a personal interest as a resident of Barton Orchard but having checked with the Monitoring Officer and as her house is not affected, did not need to declare an interest.*

P/20/02/03

## **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/20/02/04

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

- East Devon Affordable Housing SPD consultation
- Proposed Telegraph Poles at Ottery St Mary – for information

Cllr Giles had a concern that he had been approached by residents about notices along Chineway Road, for Permitted Development Rights for 3 x 9 metre wooden poles. He stated that it was an attractive area and these will be obtrusive, with three large street lights already there. It was agreed to write to BT and express concern, asking them to contact Devon County Council Highways to request that the three existing poles could be shared for this purpose.

P/20/02/05

## TO CONFIRM THE MINUTES OF THE PLANNING MEETING 13<sup>th</sup> JANUARY 2020

The minutes of the Planning Meeting on Monday 13<sup>th</sup> January 2020 were confirmed and signed by the Chairman as an accurate copy

P/20/02/06

## PLANNING DECISIONS RECEIVED

<b>19/2754/FUL</b>	Greensleeves, Barton Orchard, Tipton St John, Sidmouth EX10 0AN	<b>Granted</b>
<b>19/2778/FUL</b>	Coombe Bank, Tipton St John, Sidmouth EX10 0AX	<b>Granted</b>
<b>19/2371/FUL</b>	Fire Beacon Cottage, East Hill, Sidmouth EX10 0LR	<b>Granted</b>
<b>19/2233/FUL</b>	Coldharbour Farm, East Hill, Ottery St Mary EX11 1QL	<b>Refused</b>
<b>19/2046/FUL</b>	8 Mill Street, Ottery St Mary, EX11 1AD	<b>Granted</b>
<b>19/2241/FUL</b>	Knightstone Farm, Knightstone, OSM EX11 1PP	<b>Refused</b>
<b>20/0040/FUL</b>	Heatherbank, Barton Orchard, Tipton St John, Sidmouth EX10 0AN	<b>Granted</b>
<b>19/2774/COU</b>	9 Jesu Street, Ottery St Mary, EX11 1EU	<b>Granted</b>

Cllr Johns commented that it was a shame that **Planning Application 19/2241/FUL** had been refused, as one of the reasons was that it was taking away business from Ottery St Mary when Otter Nurseries was the same distance away in the other direction.

P/20/02/07

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

### Reference

### Applicant

### Details

The Chairman agreed to a request from Cllr Harding that Planning Application 19/1794/VAR be moved to the top of the list to be discussed so that she could leave afterwards due to illness.

- |                        |             |   |
|------------------------|-------------|---|
| <b>i.) 19/1794/VAR</b> | Mr M German | <b>Variation of Condition 2 (plans condition) to show proposed green roof replaced with a pebble roof and variation of Condition 6 (landscaping scheme) of permission 15/2753/VAR (development of 15 houses) Land At Barton Orchard, Tipton St John</b> |
|------------------------|-------------|---|

### **Town Council Comments:**

Ottery St Mary Town Council, after much discussion three members voted in support of this application and three members voted against it and there was one abstention. The Chairman of the Planning Committee was not prepared to give a casting vote one way or another.

However, the Town Council then voted unanimously for an amendment to the effect that it was not content with the way the Development was carried out in the first place and wanted the original application to be complied with. It hopes that there will be sufficient tree planting taking place, the roofs are to be replaced with a porous surface and that every effort is made to minimise the run off problem.

Cllr Harding left the meeting at 19.36.

- ii.) 20/0008/FUL Mr Mike Burgess **Creation of a new vehicular access to agriculture building including grading of banks to provide visibility splay**  
Devon Mushroom Farm, Alfington

**Town Council Comments:**

Ottery St Mary Town Council supports this application but has a concern that it does not specify what oak trees might be planted and that they should be substantial/standard oaks maintained as per the normal planning position.

- iii.) 20/0203/FUL Mr & Mrs Board **Construction of two storey extension**  
88 Slade Close, Ottery St Mary EX11 1SY

**Town Council Comments:**

Ottery St Mary Town Council supports this application as there are a number of other houses in the road with the same extension.

- iv.) 20/0146/FUL Mrs Heidi Williams **Change of use of land for the siting of 3 no. shepherds huts for seasonal holiday use**  
Land To The East Of Coldharbour Farm,  
East Hill, OSM

**Town Council Comments:**

Ottery St Mary Town Council supports this application but would like consideration to be given to the sewage treatment and the highest calibre of drainage system being installed, not a septic tank.

- v.) 20/0202/FUL Mr Tony Goode **Construction of rear dormer**  
30 Mill Street, Ottery St Mary, EX11 1AD

**Town Council Comments:**

Ottery St Mary Town Council supports this application as it would improve the building.

- vi.) 19/2804/FUL Mrs Rachel Gunbie **Two storey side and rear extension incorporating part of the garage**  
127 Chineway Gardens, Ottery St Mary,  
EX11 1JL

The Chairman referred to an objection letter which had been sent to all Cllrs by a neighbour of the application.

**Town Council Comments:**

Ottery St Mary Town Council does not support this application as it has not significantly changed since the last one and on the basis of its previous objections as below:

- Overdevelopment of the site
- It is a large extension which is overbearing
- Creates an adverse visual impact which the Town Council considers to be constructed as a separate dwelling, rather than an extension

- vii.) 19/2728/FUL Mr Lee Mallen **Construction of porch and side timber store to annexe**  
Metcombe Cottage Feniton, Honiton EX14 3BW

**Town Council Comments:**

Ottery St Mary Town Council supports this application

viii.) 20/0280/VAR Mr Stuart Matthews **Application to vary condition 1 (Use Condition) of planning permission 10/0625/FUL to allow use as a bed and breakfast ancillary to the use of Alfington House**  
Alfington House, Church Lane, Alfington  
Ottery St Mary, EX11 1PE

**Town Council Comments:**

Ottery St Mary Town Council supports this application but has a concern about the number of vehicle movements on the road.

P/20/02/08

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

The Chairman made reference to the National Design Guide and an abridged version produced by Cllr Stewart which was very clearly summarised and had been sent to all Councillors. It was agreed to add this as an Agenda Item for the next Planning Committee Meeting.

P/20/02/09

**NEXT MEETING – MONDAY 9<sup>TH</sup> MARCH 2029 AT 7PM**

The meeting ended at 20.09.

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