

**MINUTES OF A MEETING OF OTTERY ST MARY TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE COUNCIL OFFICES, THE OLD CONVENT, OTTERY ST MARY ON
MONDAY 18TH FEBRUARY 2019 AT 7.00PM**

Present: **Chairman:** Councillor Holmes
 Councillors: Cllrs Bartlett, Dobson, Carter, Pratt, Harding, Giles,
 Edwards and Faithfull together with the Assistant Town Clerk

Other: 3 members of the public and one press

1. P/19/02/01
TO RECEIVE APOLOGIES

There were none

2. P/19/02/02
**DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR
ITEMS ON THE AGENDA**

- Cllr Edwards declared a personal interest in Agenda Item 5 vii.) **19/0248/FUL** as she is a neighbour and therefore will not vote.
- Cllr Carter pointed out that he is a member of the DMC (Development Management Committee)
- The Chairman declared a personal interest in Agenda Item 5 vi.) **18/1654/MFUL** and vii.) **18/1655/LBC** as he had been dealing with them and regularly checking on progress

3. P/19/02/03
REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- Review of the East Devon Area of Special Control of Advertisements
- Draft Local List Guide Consultation

4. P/19/02/04
PLANNING DECISIONS RECEIVED

18/2487/FUL	Fenny Bridges Garage, Fenny Bridges, Honiton EX14 3BG	Granted
18/2802/FUL	Pitt Court, Coombelake, Ottery St Mary EX11 1NL	Granted
18/2894/TCA	The Manor, North Street, Ottery St Mary	No Objection
18/2392/FUL	Ottery St Mary Bowls And Croquet Club, Strawberry Lane Salston, Ottery St Mary EX11 1RG	Granted
18/2832/FUL	Eastleigh, Slade Road, Ottery St Mary EX11 1JE	Granted
18/2874/PDR	Ware Farm, Ottery St Mary EX11 1PJ	Refused
18/2898/FUL	30 Yonder Street, Ottery St Mary EX11 1HD	Granted
19/0048/FUL	2 Otter Close, Lancercombe, Sidmouth EX10 0JT	Granted

Mayor's initials

5. P/19/02/05

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 18/1654/MFUL	Mr Trevor Ellis	Construction of 16no. new dwelling houses (tbc) within the grounds of Salston Manor and erection of two storey and single storey extension to form 3no. new flats Salston Manor Hotel, OSM EX11 1RQ

A local resident spoke to explain that:

- Herself and other residents of the parish had no issue with the building but felt that as there is no affordable housing included, the developers are not bringing anything into the infrastructure of the town
- No-one in Ottery St Mary would be able to afford one of the new properties
- There should be affordable housing included in the application

Cllr Faithfull left the room at 19.27pm

Town Council Comments:

The Town Council recommends this application is refused on the following grounds:

- It is contrary to the Neighbourhood Plan Policy NP2
- The building is in an unsustainable location in the countryside, serviced by an inadequate road without the benefit of decent pavements and street lighting
- It will result in the loss of several trees which are protected by Tree Preservation Orders
- The environmental aspect of the loss of wildlife and protected species which will be disturbed such as dormice, sloe worms, soprano pipistrelle bats, horseshoe bats and otters
- No affordable housing is included as outlined in the applicant's report
- There is no justification for spending money on sports facilities, such as tennis courts
- when they are already available half a mile away
- The land is higher up than Salston Ride and will be towering over the residents so would have an adverse impact on the properties on the south side of Salston Ride

ii.) 18/1655/LBC	Mr Trevor Ellis	Construction of 16no. new dwelling houses within the grounds of Salston Manor and erection of two-storey and single-storey extension to form 3no. new flats Salston Manor Hotel, OSM EX11 1RQ
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Town Council Comments:

The Town Council recommends this application is refused on the following grounds:

- It is contrary to the Neighbourhood Plan Policy NP2
- The building is in an unsustainable location in the countryside (built up area boundary?), serviced by an inadequate road without the benefit of decent pavements and street lighting
- It will result in the loss of several trees which are protected by Tree Preservation Orders
- The environmental aspect of the loss of wildlife and protected species which will be disturbed such as dormice, sloe worms, soprano pipistrelle bats, horseshoe bats and otters
- No affordable housing is included as outlined in the applicant's report

Mayor's initials

- There is no justification for spending money on sports facilities, such as tennis courts when they are already available half a mile away
- The land is higher up than Salston Ride and will be towering over the residents so would have an adverse impact on the properties on the south side of Salston Ride

iii.) **19/0136/FUL** Mr & Mrs Rowland **Two storey side and single storey rear extensions**
28 Patteson Drive, OSM EX1TB

Town Council Comments:

The Town Council supports this extension and application

iv.) **19/0134/FUL** Mr & Mrs Crawford **Single storey timber orangery to replace existing conservatory**
Heavens Gate, Knightstone, OSM EX11 1PP

Town Council Comments:

The Town Council supports this application as it will not have an adverse effect on anyone

v.) **19/0131/COU** Mr S Lucas **Change of use from shop (Class A1) to a mixed use as a shop (Class A1) and tattoo and piercing studio (sui generis)**
7 Jesu Street, Ottery St Mary EX11 1EU

Town Council Comments:

The Town Council supports this application as it will remain as a shop.

vi.) **19/0157/VAR** Mr Sam King **Variation of Condition 2 (approved plans) of planning permission 18/1559/FUL (demolition of barn and construction of dwelling) to allow for installation of solar array on roof, installation of oil tank and alterations to window and rooflight positioning**
Slade Farm, Slade Road, Ottery St Mary EX11 1QN

Town Council Comments:

The Town Council supports this application

vii.) **19/0248/FUL** Mrs Katie Corbin **Construction of single storey extension**
Fieldfayre, Ottery St Mary EX11 1PN

Town Council Comments:

The Town Council supports this application

viii.) **19/0223/FUL** Mr & Mrs Wiltshire **Construction of a single storey front extension, 2 storey rear extension, conversion of existing garage to form utility space, remodelling of the external elevations and construction of a new detached garage**
9 Otter Close, Lancercombe, Sidmouth EX10 0JT

Town Council Comments:

The Town Council supports this application as it will enhance the property

ix.)	19/0254/FUL	Mr & Mrs A Whitmoor-Pryor	Erection of detached car port with external staircase and first floor The Grange, Higher Metcombe, Ottery St Mary EX11 1SH
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Town Council Comments:

The Town Council supports this application, subject to the Tree Officer's report and if it will have no adverse impact on nearby oak trees

6. *P/19/02/06*

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

7. *P/19/02/07*

NEXT MEETING – TO BE CONFIRMED (SUBJECT TO SUFFICIENT APPLICATIONS RECEIVED)

The meeting closed at 19.44pm

Mayor's Signature..... **Date**.....

Mayor's initials