



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, 28th October 2019 at 7pm**

PRESENT:- Councillor Copus (**Chairman**), Councillor Giles (**Mayor**), Pratt, Harding, Grainger, Dobson and Faithfull together with Liz Graveney, Executive Officer

OTHER PERSONS PRESENT:- 5 members of the public

P/19/10/01

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillor Johns and Lucas

P/19/10/02

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

Cllr Harding	<i>Planning Application 19/2123/FUL</i> - Cllr Harding declared a personal interest as the applicant is a friend of her husband and also used to be on the Council.
Cllr Giles	<i>Planning Application 19/0449/FUL</i> - Cllr Giles declared that he had been the election agent on 2 nd May 2019 for Vicky Johns where The Volunteer was used as her office and would leave the room when this was discussed.

P/19/10/03

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/19/10/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

19/0038/TPO	Arboricultural Team	Land at 99 Mill Street, Ottery St Mary, Devon Ottery St Mary, EX11 1TD
19/0026/TPO	Arboricultural Team	Land to the front of 135-141 Butts Road, Ottery St Mary, Devon

19/0098/TPO Arboricultural Team **Land to the front of 135-141 Butts Road,
Ottery St Mary, Devon**

P/19/10/05

TO CONFIRM THE MINUTES OF THE PLANNING MEETING 9th SEPTEMBER 2019

The minutes of the Planning Meeting on Monday 30th September 2019 were confirmed and signed by the Chairman as an accurate copy.

P/19/10/06

PLANNING DECISIONS RECEIVED

19/1540/TRE	Applegate Winters Lane Ottery St Mary EX11 1A	Split Decision
19/1949/FUL	40 Raleigh Road, Ottery St Mary EX11 1TG	Granted
18/0933/FUL	91 Mill Street, Ottery St Mary EX11 1AJ	Granted
19/0894/LBC	Barns at Fluxton Farm, Lane to Fluxton Farm Hotel, Fluxton, Ottery St Mary EX11	Grant of Listed Building Consent
19/0892/FUL	Barns at Fluxton Farm, Fluxton, Ottery St Mary	Granted
19/1778/FUL	9 Broad Street, Ottery St Mary, EX11 1BT	Granted
19/2003/FUL	Silver Mist, Alfington, Ottery St Mary, EX11 1AP	Granted
19/2026/FUL	Midway, Clapps Lane, Ottery St Mary, EX11 1FZ	Granted
19/1278/FUL	Spencer Court, Ottery St Mary	Granted
19/1811/COU	Lower Cotley Farm, Fluxton, OSM EX11 1RJ	Granted

P/19/10/07

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 19/2123/FUL	Mr M Thurgood	Construction of timber-framed garden room in rear garden Holly Cottage, Priory Mews, Ridgeway Gardens, Ottery St Mary EX11 1FD

A direct neighbour spoke, showed photographs of the neighbouring wall and outlined her concerns for this applications including:

- Being too close to the boundary wall which was built in the Victorian era
- Potential wall collapse due to damage or subsidence
- Loss of light
- Loss of privacy
- It is in a conservation area

Town Council Comments:

The Town Council does not support this application on the grounds that its proposed siting is overbearing with the loss of privacy and light on the neighbouring properties. It is too close to the large structural retaining wall which is part of The Priory which is a listed building.

ii) 19/0488/FUL Mr Stuart Phillips

Conversion of 1st floor and part of ground floor to 4 no. apartments retention of part of ground floor for storage
8 Mill Street, Ottery St Mary EX11 1AD

Two owners of neighbouring properties explained their deep on-going concerns for this application which were:

- The current scheme is still too large and too close to their homes
- The intrusion of too many windows and skylights is overbearing and would make living there intolerable for the immediate neighbours
- Invasion and loss of privacy/light pollution if windows were to open
- Noise intrusion which would have a negative impact on three neighbouring homes
- Potential flood risk
- This application is indistinguishable from the previous application 18/450/FUL which was turned down at appeal on 17th May 2019
- The proposed scheme would render useless the only tiny outside space

Town Council Comments:

The Town Council does not support this application and recommends refusal due to:

- Lack of privacy
- Light pollution to the neighbouring properties
- Overbearing at 1.5m away

Please refer to the original Appeal Decision from the previous application 18/450/FUL as it appears this has no material change and also to the Environment Agency Report which outlines flood risk

2 members of the public left the room at this point

iii) 19/2099/FUL Mr Simon Knight

Storage and workshop building
Perry Cottage, Ottery St Mary EX11 1RN

The applicant spoke to explain how the proposed building would look and what it would be used for.

Town Council Comments:

The Town Council supports this application

2 members of the public left the room at this point

iv.) 19/2044/FUL Mr Rant

Construction of a logging storage building, formation of a private way and three bridges
Woodland North of Beatlands Farm, Higher Metcombe, Ottery St Mary

Town Council Comments:

The Town Council does not support this application because of the way the bridges are constructed, restricting water flowing which could cause a build-up of debris and also on the basis of flood risk.

v.) 19/2227/TCA Mr John Mayberry

A: remove dead Mountain Ash marked 1 on the plan

B: Plant 2 x Crataegus (Probably Paul's Scarlet) marked 2 on the plan

C: Remove 4 x lower limbs from Whitebeam which impede access to the church and one of which is crossing another limb. 3 on the plan.

D: Remove damaged Whitebeam marked 4 on the plan and replace with similar

St Marys Church, North Street,
OSM, EX11 1DR

Town Council Comments:

The application is for tree management therefore the Town Council leaves to the discretion of the Tree Preservation Officer for comment

vi.) 19/2156/FUL Mr Nancekivell

To site a mobile home for a full time agriculture worker

Gosford Pines Farm, Gosford
Ottery St Mary, EX11 1LX

The applicant explained the necessity of a mobile home for a skilled agricultural worker who needs to be on site every day but is currently travelling which is incurring additional costs to the business.

Town Council Comments:

The Town Council supports this application as it is a necessity for this successful local business to have someone on site

Cllr Giles left the room at this point

vii.) 19/0449/FUL Mr & Mrs Down

Construction of rear extension to bar/dining room

The Volunteer Inn
Broad Street
Ottery St Mary
EX11 1BZ

Town Council Comments:

The Town Council supports this application as the applicant is an expanding business, has taken on board its previous comments and made an adequate response.

Cllr Giles returned to the room

viii.) 19/2269/FUL Mr & Mrs J Bugler

Demolition of existing garage and construction of annexe (revision to 18/2457/FUL)

Gnome Cottage, Fluxton, OSM EX11 1RL

Town Council Comments:

The Town Council supports this application subject to the annexe being ancillary to the main dwelling

P/19/10/08

TO CONSIDER MAKING REPRESENTATIONS TO REQUIRE NEW BUILDING HOUSING TO INCLUDE SOLAR PANELS AS A MEASURE TO ADDRESS CLIMATE CHANGE, AS SUGGESTED BY A KINGS SCHOOL STUDENT AT THE FULL COUNCIL MEETING ON MONDAY 7TH OCTOBER 2019.

The Town Council congratulates the Kings School students for their involvement in the Town Council meeting on 7th October 2019, and for the many comments and suggestions made. The Town Council agrees with the student who suggested that new build housing should include solar panels. The government claims to be addressing the problems of Climate Change; however in the government's Planning Design Guide, issued on 1st October 2019, the provision of solar panels and other renewable energy measures is voluntary. The Town Council is of the view that such measures on new build houses should be a requirement, and will seek to ensure that this is the case.

P/19/10/09

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

Cllr Faithfull asked about the Feniton Flood Alleviation Scheme. Cllr Giles mentioned an email invitation to the next meeting from EDDC and it was agreed that LG would forward it onto all Councillors to decide whether to attend.

P/19/10/10

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

The meeting ended at 20.31pm

<i>SIGNATURE OF CHAIRMAN</i>	
<i>DATE OF SIGNATURE</i>	
<i>DATE/VENUE OF NEXT MEETING</i>	TBC - subject to sufficient applications being received but tentatively on Monday 18 th November 2019.