



Ottery St Mary Town Council

Minutes of the **Planning Committee Meeting** of **Ottery St Mary Town Council** held in Tipton St John Community Hall, Tipton St John on **Monday, 30th September 2019 at 7pm**

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

OTHER PERSONS PRESENT:- 19 members of the public

P/19/09/11

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillor Dobson and Faithfull

P/19/09/12

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

Cllr Harding	<i>Planning Application 19/1794/VAR</i> - 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.
Cllr Pratt	Cllr Pratt declared that he was a member of the EDDC Development Management Committee and was not allowed to pre-determine applications, therefore would abstain on voting but would observe the discussions.

P/19/08/13

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/19/09/14

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

Appeal A: APP/U1105/C/18/3218735

Land South of Waxway House, Ottery St Mary, Devon EX11 1QD

Appeal against the serving of an enforcement notice allowed, enforcement notice corrected and quashed.

Appeal B: APP/U1105/W/18/3218734

Waxway Camp Fire Beacon Lane Tipton St John OSM EX11 1QD

Appeal against the refusal of planning permission dismissed.

P/19/09/15

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

The minutes of the Planning Meeting on Monday 9th September 2019 were confirmed and signed by the Chairman as an accurate copy.

P/19/09/16

PLANNING DECISIONS RECEIVED

19/1237/FUL	Land Adjacent Cornerstones, Ottery St Mary	Granted
18/1654/MFUL	Salston Manor Hotel, Ottery St Mary EX11 1RQ	Withdrawn
18/1655/LBC	Salston Manor Hotel, Ottery St Mary EX11 1RQ	Withdrawn
19/1279/FUL	Church View, Ottery St Mary EX11 1BN	Granted
19/1831/FUL	27 Franklea Close, Ottery St Mary, EX11 1BQ	Granted
19/1746/TCA	Land Opposite Cadhay Bridge Farm, OSM	No Objection
19/1362/FUL	Construction of single storey rear extension and raised decking	Granted

P/19/09/17

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 19/2026/FUL	Mr & Mrs N Row	Conversion of existing garage to create annexe/or holiday accommodation linked by lobby to house Midway, Clapps Lane, OSM EX11 1FZ

The applicant spoke to explain the reason for the conversion from garage which is to provide accommodation for her elderly Mother. She was accompanied by a neighbour and clarified that there were going to be trees planted to provide privacy to all neighbours.

Town Council Comments:

The Town Council supports this application

ii.) 19/1949/FUL	Mrs V Cable	Construction of two storey side extension and steps to front 40 Raleigh Road, OSM EX11 1TG
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Town Council Comments:

The Town Council supports this application

iii.) 19/1794/VAR Mr M German

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 no. houses)
Land At Barton Orchard, Tipton St John

A large number of Barton Orchard residents spoke to convey their disgust in this development which is in an Area of Outstanding Natural Beauty (AONB). Comments included:

- It is aesthetically disgraceful
- Lack of privacy for neighbouring residents
- Properties are only semi-finished and were supposed to be set in the hillside
- There is a very bad run off of water with bare soil exposed
- The whole development has been very badly handled and is a betrayal of the original approved plans and design which was supposed to be an eco-development and provide amenities
- Neighbouring properties valuations are detrimental
- Tree planting and a meadow of wild flowers were supposed to be carried out
- There is no justification for changing from a green to a pebble roof
- The development is too high

Town Council Comments:

The Town Council strongly objects to this application and Variation of Condition 2 and 6 for the following reasons:

- Lack of privacy
- Adverse visual impact
- Concerns about the run off of water and silt
- No trees on the proposed plan where the original had a large amount which may help towards the run off issue
- It is in an Area of Outstanding Natural Beauty (AONB) and therefore contrary to the Neighbourhood Plan, Page 78, paragraph 11.6
- The Council recognises the Inspectors decision on previous planning application for Appeal B: APP/U1105/W/18/3218734, Waxway Camp Fire Beacon Lane Tipton St John OSM EX11 1QD which was also in an Area of Outstanding Natural Beauty (AONB)
- Objects to the way the development has been handled and feels it is a betrayal to the residents of the original approved plans

BARTON ORCHARD ISSUES

A number of issues were raised at the September Full Council Meeting which were read out. These and others raised by Parishioners were discussed, which included in particular:

- The mud `mountain` at Barton Orchard and the volume of water coming into the village from the `mountain` as a result of adverse weather which are affecting the shop and local pub
- The road had been destroyed and will need rebuilding as it looks like a quarry on Google Earth
- No-one had been to clear the soil away since November 2018
- Mud being dumped behind the hedgerows which is getting too high
- Various promises made in the original application have not been fulfilled
- Manholes covers not having a coating until the development is finished
- Health and Safety issues with the road as people are having accidents

- If no trees are planted then anyone can stand on their balcony and look straight into the neighbouring properties bedrooms
- The developer has not adhered to the original and approved plans

These issues were discussed at length and the Town Council stated that it is extremely concerned about Barton Orchard and Barton Rise, whereby it was agreed to write to EDDC to express these as it was a disgraceful development and needed a complete site review.

iv.) 19/1834/FUL Mr David Bowles **Change of use to a two bedroom dwelling, removal of canopy and ramps, creation of parking and garden**
Ottery St Mary Children's Centre, Tip Hill,
Ottery St Mary EX11 1BE

Town Council Comments:

The Town Council supports this application and noted that it owns a property in very close proximity to the building

v.) 19/2003/FUL Mr & Mrs D Wilkins **Construction of outbuilding to front and retention of wood store**
Silver Mist, Alfington, OSM, EX11 1PA

Town Council Comments:

The Town Council supports this application subject to approval of building control because of concerns about the stability of the bank as it is not supported and can be seen from the road

vi.) 18/1222/MFUL MRH (GB) Ltd **Application for the development of a new roadside service area to include a petrol filling station comprising sales building, canopy over, car and caravan parking, fuel pumps, HGV fuel pumps, 2 no. underground storage tanks and ancillary arrangements, new A3/A5 use building and drive-thru, HGV and coach parking, new access arrangements and landscaping and drainage**
Land South Of Lily Cottage, Exeter Road, Whimple

Town Council Comments:

The Town Council supports this application subject to it being an environmentally friendly development as it has declared a Climate emergency. It should therefore include:

- Electric charging points
- Sustainable urban drainage system
- Renewable Energy and energy efficient
- Sensitive street lighting system

It should also take into account its proximity to Exeter airport's flight path, therefore should have unobtrusive lighting. There will be an increase of traffic at Daisymount roundabout, therefore request that it be served by a regular bus service to or through Ottery St Mary.

vii.) 19/1747/AGR Mr R Thistlethwayte **Agricultural storage building**
Land At Cadhay Lane, Ottery St Mary

Town Council Comments:

The Town Council supports this application subject to it being approved by the Conservation Officer and DCC Historic Environment Officer

viii.) 19/0585/LBC Mr Gary Conway **Amendments to approval granted under application 16/1042/LBC & 17/2176/LBC.**
Town Mill amendments: re-configure partition walls; replace window with single fixed double glazed glass pane at first floor on North and South elevation; replace 20no. windows with a different design on West elevation; alterations to apt 5 & 17 staircase. Corn Mill amendments; re-configure Partition walls; reposition vents; reposition AOV; 2 no rooflights; increase overall size of balcony; reposition vents on West elevation; create mezzanine level. Units 23 & 24 amendments; re-configure partition walls; reposition rooflight and increase size; reposition 2no. rooflights
Site Of Former Mill Buildings Mill Street, OSM

Town Council Comments:

The Town Council supports this application but has a concern about keeping a consistent high quality, particularly with the windows having external glazing bars. It also requests that the original Otter Mills Switchgear sign is kept in situ.

P/19/09/18

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

The Chairman spoke about the importance of Councillors attendance at Planning Meetings and the possibility of scheduling in regular Planning Committee Meetings. It was decided that it should remain subject to sufficient planning applications.

Cllr Giles said that it had been an excellent meeting and very well handled

P/19/09/19

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

The meeting ended at 20.54pm

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