

MINUTES OF A MEETING OF OTTERY ST MARY TOWN COUNCIL PLANNING COMMITTEE HELD IN THE COUNCIL OFFICES, THE OLD CONVENT, OTTERY ST MARY ON TUESDAY 8TH JANUARY 2019 AT 7.00PM

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

 Other: 3 members of the public

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

There were no apologies

**2. P/19/01/02
DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR ITEMS ON THE AGENDA**

Cllr Carter pointed out that he is a member of the DMC (Development Management Committee) Cllr Dobson declared a personal interest in Agenda Item 5iii.) application **18/2832/FUL** as the applicant is his tenant and his granddaughter’s house backs onto the development, therefore would not vote

**3. P/19/01/03
REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE**

Draft Heritage Strategy Consultation

It was agreed that the Council would respond to this in support of the strategy

**Draft Landscape Character Assessment
Improvements to National Grid’s Gas Facility Near Ottery St Mary**

Tree Preservation Order has been made for:

18/0060/TPO Arboricultural Team **Land at The Fire Station, Ottery St Mary**

**4. P/19/01/04
PLANNING DECISIONS RECEIVED**

APP/U1105/W/18/3202273	Holcombe Lane, OSM, EX11 1NY	Appeal Dismissed
18/1286/FUL	The Grange, Higher Metcombe, OSM, EX11 1SH	Refused
18/2229/FUL	Bridge House, Mill Street, OSM, EX11 1AH	Granted
18/2324/FUL	Land North Of Rock Farm, Alfington, OSM, EX11 1NZ	Granted
18/2325/FUL	Land North Of Rock Farm, Alfington, OSM, EX11 1NZ	Granted
18/2326/FUL	Land North Of Rock Farm, Alfington, OSM, EX11 1NZ	Granted
18/2368/FUL	Badgers Rest, East Hill, Sidmouth EX10 0LR	Granted
18/2328/COU	64 Mill Street, OSM, EX11 1AF	Granted

Mayor’s initials

18/2457/FUL	Gnome Cottage, Fluxton, OSM, EX11 1RL	Granted
18/2655/FUL	13 North Street, Ottery St Mary, EX11 1DR	Granted
18/2926/CPL	5 Slade Close, Ottery St Mary, EX11 1SY	Granted

5. P/19/01/05

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
i.) 18/2435/FUL	Mr Stuart Phillips	Conversion of upper floors of main building to 1no maisonette, including rear dormer extension and alteration to shopfront to create a separate access 8 Mill Street, Ottery St Mary EX111AD

The agent of the application spoke to explain that:

- The application was originally much larger and this only deals with the front of the building
- The top hung window in the rear dormer would open above 1.7m which is compliant
- As there were objections of the window on the opposite side to the landing opening, he agreed to change it to make it hinged from the right meaning there will be no overlooking
- The drawings would be revised and resubmitted to Planning with a note
- It will maintain the building and brings back a shop which is currently redundant

A neighbouring resident spoke to confirm agreement of the above and requested that they be obscured by frosted glass

Town Council Comments:

The Town Council supports this application as it is a redevelopment but only subject to the windows being obscured in the dormer; one is above 1.7m so compliant and the other to be hinged from the right hand side so that it does not overlook the neighbours or courtyard on either side. These should also both be obscured by frosted glass.

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, Ottery St Mary, EX11 1RQ
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Town Council Comments:

It was agreed that any consideration of this application be deferred until the FUL application has been validated

ii.a.) 18/**/FUL** 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, Ottery St Mary, EX11 1RQ

Town Council Comments:

Please see comment above

iii.) 18/2832/FUL Mr Matt Wake **Raise roof of dwelling and construction of 2 storey front and side extension to enable first floor accommodation with front balconies**
 Eastleigh, Slade Road, Ottery St Mary, EX11 1JE

Town Council Comments:

The Town Council does not support this application for the following reasons:

- It would be very obtrusive
- Is out of keeping with the 'streetscene'
- Would have a detrimental effect on properties to the rear

iv.) 18/2321/COU Mr Timothy Johnson **Change of Use from Costcutter Convenience Store to Veterinary Surgery**
 26 Mill Street, Ottery St Mary EX11 1AD

Town Council Comments:

The Town Council supports this application as it encourages the redevelopment, further information has been supplied and it will mean a redundant shop will be put back into use in the town centre

v.) 18/2836/FUL Mr T Heath **Construction of front and rear dormers**
 The Orchard, Yonder Street, Ottery St Mary, EX11 1HG

Town Council Comments:

The Town Council supports this application

vi.) 18/2824/FUL Regenerate Property Ltd **Proposed change of use of existing premises (D2) into two residential flat units**
 The Salvation Army, Hind Street, Ottery St Mary EX11 1BW

Town Council Comments:

The Town Council supports this application after much discussion

vii.) 18/2802/FUL Mrs Sarah Norrish

Construction of single storey extension
Pitt Court, Coombelake, Ottery St Mary
EX11 1NL

Town Council Comments:

The Town Council supports this application as it will not affect anyone

viii.) 18/2898/FUL Mr & Mrs G Chamberlain

**Construction of two storey rear extension
(removal of existing single storey rear
extension)**
30 Yonder Street, Ottery St Mary,
EX11 1HD

Town Council Comments:

The Town Council supports this application as it will be an improvement and provide enhanced accommodation

ix.) 18/2894/TCA Peter Skinner & Assoc Ltd

T37,T38 and T39 Ash fell
The Manor, North Street, Ottery St Mary

Town Council Comments:

The Town Council is unable to make a decision due to insufficient justification and therefore leaves to the discretion of the Tree Preservation Officer

6. P/19/01/06

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

7. P/19/01/07

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

The meeting closed at 20.10pm

Mayor's Signature.....

Date.....

Mayor's initials