



# Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **WEDNESDAY 9<sup>TH</sup> JUNE** at **19.00** at the Hub (formerly The Station)

**PRESENT:-** Councillor Copus (**Chairman**), Cllrs Giles, Grainger, Faithfull, Jane Bushby  
Administrator

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

P/21/06/01

## **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies received from Councillor's Johns, Stewart, Shaw and Green

P/21/06/02

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

None

P/21/06/03

## **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/21/06/04

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

- 1) The Councillors were updated on 21/1034/FUL - Old Alfington Inn Alfington Ottery St Mary EX11 1NZ. Delegated authority given to Cllr Richard Copus (Chair), Cllr Richard Grainger (Vice Chair) and Cllr Vicky Johns (Major). Amended application requiring comments by the 24<sup>th</sup> May 2021. Comment submitted; 'Based on these amendments Ottery Town Council continues to support this application.'
- 2) Discussion about the Policy for considering larger or more complex Planning Applications will be carried forward to the next agenda.
- 3) Correspondence from residents regarding APP 20/1974/MOUT - land east of Sidmouth Road had been received by the Councillors prior to the meeting.

P/21/06/05

## **TO CONFIRM THE MINUTES OF THE PLANNING MEETING 10<sup>th</sup> May 2021**

The minutes of the Planning Meeting on Monday 10<sup>th</sup> May were confirmed and agreed to be signed by the Planning Chair as a correct record.

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P/21/06/06

**PLANNING DECISIONS RECEIVED**

<b>21/1035/TRE</b>	Bank End, Tipton St John, EX10 0AW	<b>GRANTED</b>
<b>21/1088/FUL</b>	Albert Close, OSM, EX11 1GR	<b>GRANTED</b>
<b>21/0998/FUL</b>	8 Chineway Gardens, OSM, EX11 1JG	<b>GRANTED</b>
<b>21/1263/CPL</b>	6 Hill View, OSM, EX11 1AT	<b>CERTIFICATE OF LAWFUL USE</b>
<b>21/1034/FUL</b>	Old Alfington Inn, Alfington, EX11 1NZ	<b>GRANTED</b>
<b>20/2888/FUL</b>	Three Corners, Coomblelake, OSM, EX11 1NW	<b>WITHDRAWN</b>
<b>21/0364/FUL</b>	Bishops Court Farmhouse, Fluxton, OSM, EX11 1RJ	<b>GRANTED</b>
<b>21/0365/LBC</b>	Bishops Court Farmhouse, Fluxton, OSM EX11 1RJ	<b>GRANTED</b>
<b>21/06585/FUL</b>	38 Slewton Crescent, Whimple, EX5 2QA	<b>GRANTED CONDITIONAL PLANNING</b>

P/21/06/07

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

<b><u>Reference</u></b>	<b><u>Applicant</u></b>	<b><u>Details</u></b>
1) <b>21/1328/TRE</b>	Mr & Mrs Spencer	T1 Horse Chestnut: Dismantle to 1m stump and Replant with a Silver Birch. <b>23 Claremont Field, Ottery St Mary, EX11 1RP</b>

**Town Council Comments:**

The Town Council supports this application

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- 2) **21/1226/FUL**      A Pugh & R Long      Retroactive planning application to 20/0787/FUL for the total rebuild of the house to include loft conversion with rear dormer window, first floor terrace with glass balustrade, internal alterations, new fenestration and reduced size rear extension.  
**10 Batts Lane, Ottery St Mary, EX11 1EY**

**Town Council Comments:**

The Town Council supports this application

- 3) **21/1255/FUL**      Mrs L Cole      Single storey outbuilding for use as a covered swimming pool.  
**Field View, Slade Farm, Slade Road, OSM EX11 1QN**

**Town Council Comments:**

The Town Council supports this application

- 4) **20/1974/MOUT**      Walsingham      Outline planning application for the construction of up to 63 dwellings incorporating open market and affordable dwellings, together with associated Infrastructure - all matters reserved except for access.  
**Land east of Sidmouth Road, OSM**

**Town Council Comments:**

Ottery St Mary Council reiterates their previous objections as follows;

Ottery St Mary Town Council strongly objects to this planning application which is not in accord with the East Devon Local Plan or the Ottery St Mary and West Hill Neighbourhood Plan.

The Town Council is concerned that the site is outside the Built Up Area Boundary, and is remote from the town's facilities, and is therefore not a sustainable location.

The Town Council has considerable specific concerns about this application:

\* it is outside the Built Up Area Boundary, and thus would be building in the countryside;

\* the number of houses specified in the East Devon Local Plan has been substantially exceeded, and need for additional housing at this location has not been demonstrated;

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- \* the development would be likely to place additional pressure on the local resources, which are already severely stretched;
- \* it would cause harm to the landscape, and have an adverse visual impact on the approach to Ottery from the south; it would cause harm to views from the East Devon Area of Outstanding Natural Beauty, and from nearby Public Rights of Way;
- \* it would represent the loss of grade 2 agricultural land, contrary to the EDLP policy to preserve the best and most viable agricultural land;
- \* it would cause damage to environmental and wildlife interests, including trees and hedges and protected species;
- \* the Town Council is concerned about increased flood risk, particularly to properties in Claremont Field from the Gerway stream;
- \* the Town Council is concerned about the increased vehicle traffic using the seriously substandard Tip Hill crossroads;
- \* the Town Council is particularly concerned about an increase in pedestrian movements to the town centre and the Primary School along a highway lacking adequate footways with additional danger to all users of the road;
- \* the Town Council is concerned that the applicant has failed to carry out a public consultation about its proposal;
- \* the Town Council is particularly concerned that the application is contrary to numerous policies in the Ottery St Mary and West Hill Neighbourhood Plan:

NP1 Development in the Countryside;

NP4 Settlement Containment;

NP6 Valued Views;

NP8 Protection of Wildlife Sites and Features of Ecological Value;

NP9 Accessible Developments

NP14 Demonstrating Infrastructure capacity

Ottery St Mary Town Council are very concerned with the time this application is taking to decide on, taking in to account the ongoing distress caused to the residents in the area of the planning application.

**5) 21/1291/FUL**      Mrs A Brown                      Installation of roofing over farm yard manure store  
**Little Mercombe , Higher Metcombe,OSM, E11**  
**1RU**

**Town Council Comments:**

The Town Council supports this application on the basis that it is an environmental improvement.

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6) **21/1380/FUL** Mr Paul Archer Replacement garage and decking and first floor extension and balcony.  
**10 Oak Close, OSM, EX11 1BB**

**Town Council Comments:**

The Town Council supports this application

7) **21/1505/TRE** Mr A Arrow (agent) T1610,Southern beech : fell to ground level  
For Thomas Reason – Area of decay on lower trunk extending to at least two metres above ground level.  
**Hollerfields, Higher Metcombe,OSM, EX11 1SR**

**Town Council Comments:**

The Town Council supports this application subject to replacement with a suitable indigenous tree.

8) **21/1409/FUL** Mrs C Podbury Proposed single storey side/front extension  
**6 Oak Close, OSM, EX11 1BB**

**Town Council Comments:**

The Town Council supports this application

9) **21/1454/FUL** Mr David Sumner Construction of barn/garage in front garden  
**Riverside Cottage, Taleford, OSM,EX11 1NF**

**Town Council Comments:**

The Town Council does not support this application based on the following;

- . The proposed building is in flood zone 3, the most critical designation.
- . Adverse visual impact
- . Ottery St Mary Town Council is concerned with any possible operation of retail use in a residential area.

10) **21/1313/OUT** Mrs J Jones Erection of a chalet bungalow(all matters reserved)  
**3 Orchard Close, OSM, EX11 1HT**

**Town Council Comments:**

The Town Council supports this application

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P/21/06/08

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

Cllr Richard Copus( planning chair) to write to EDDC Cllr Geoff Pratt regarding the options for the shop front for Colbert Hall, Mill Street, OSM.

P/21/11/09

**NEXT MEETING** – TBC subject to planning applications being received.

**The meeting ended at 20.05**

<b><i>SIGNATURE OF CHAIRMAN</i></b>	
<b><i>DATE OF SIGNATURE</i></b>	
<b><i>DATE/VENUE OF NEXT MEETING</i></b>	<b>TBC</b>

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