



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 10TH OCTOBER 2022** at **19.02**. The meeting was held at The Ottery Town Council offices in the Council Chamber.

PRESENT:- Councillor Copus (**Chairman**), Cllrs Giles, Green and Jane Bushby Administrator

OTHER PERSONS PRESENT:- Ten members of the public, to include Cllr Pratt (EDDC) and Cllr Faithfull (EDDC)

P/22/10/01

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Councillors Stewart, Johns and Grainger

P/22/10/02

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

Cllr Copus	No declaration declared
Cllr Giles	No declaration declared
Cllr Green	No declaration declared

P/22/10/03

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/22/10/04

TO ALLOW MEMBERS OF THE PUBLIC PRESENT TO SUBMIT QUESTIONS/COMMENTS FOR CONSIDERATION. INDIVIDUAL CONTRIBUTIONS WILL BE LIMITED TO 3 MINUTES

A member of the public asked why the screens were no longer being used during the Planning meetings. The Clerk advised the equipment is not working, different venues have been used and the Chair confirmed that Councillors have access to the information before the meeting and during via personal electronic equipment ie tablets, laptops and phones.

P/22/10/05

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

Correspondence received from the applicant and residents regarding application 22/1943/FUL Westbrook Cottage had been circulated to the Planning Committee.

Chairman's Initials.....

P/22/10/06

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 26TH SEPTEMBER 2022

The minutes of the Planning Meeting on 26th September 2022 were approved and signed by the Planning Chair as a correct record.

P/22/10/07

PLANNING DECISIONS RECEIVED

22/1568/FUL Holcombe Brook Cabin, Holcombe Lane, EX11 1PH	APPROVED
22/1734/CPL 2 Tipton Lodge, Tipton St John, EX10 0AW	APPROVED PART 1
22/1365/TCA 15 Silver Street, OSM, EX11 1DA	APPROVED
22/1744/PDR Devon Mushroom Farm, Alington	PRIOR APPROVAL
	GRANTED
22/1633/FUL 15 Richard Close, OSM, EX11 1FY	APPROVED

P/22/10/08

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

Reference **Applicant** **Details**

22/1645/FUL	Mr K Taylor	Change of use of ground floor of the Old Manse from Class E(c)(ii) (professional services to Classes E(a)(retail)/E(b) (Restaurants & Cafes)/E(c)(i) (Financial Services)/E(c)(ii)(professional services)/Drinking Establishments (sui generis); conversion of the upper floor and roof space to form 1 no. maisonette, conversion and enlargement of Annex to form 1 no. dwelling and construction of 3 no. detached dwellings to rear with associated amenity space and parking. 9 Mill Street, Sidmouth , OSM, EX11 1AA
Residents local to the property spoke to reiterate their objections to the application.		
Town Council Comments: The Town Council still holds the same view as discussed in the planning meeting of 15 th August 2022.		
Town Council Comments: Ottery St Mary Town Council strongly objects to the above application on the following grounds * the access road to the site is completely unacceptable; it is very steep, and very narrow, with no pavements or step-off areas for pedestrians; in the Planning Appeal decision of 23.04.2004 (Ref APP/U/105/A/03/1124704) the Inspector refused the planning application for various		

Chairman's Initials.....

reasons, including that the access road `would cause serious highways safety hazards`

* creating additional impermeable surfaces would increase surface water run off problems;

* construction of the proposed dwelling extremely close to 25 Franklea Close would result in a dwelling below 25 Franklea Close, and which is overlooked by it;

* insufficient car parking provision - the East Devon Local Plan requires the provision of 2 car parking spaces per dwelling for the type of dwelling proposed; there should therefore be 5 x 2 = 10 spaces provided; only 7 are proposed;

* conversion of a business premises, within the prime shopping frontage area to dwellings, and thus removing employment opportunities

* application 16/1987/MFUL approval with conditions granted 4th April 2018 has since expired with no work being commenced.

In addition the Town Council is concerned about adverse impact on wildlife. The planning application answers the question `are there priority species?` with `No`. Immediately adjacent to the application site, to the east, is a very large and very ancient badger sett; badgers from the sett regularly traverse the application site.

22/1943/FUL	Mr J Burns	Addition of a first floor with alteration to fenestration, first floor balconies with external staircase Westbrook Cottage, Higher Metcombe, OSM, EX11 1SR
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A number of residents attended the meeting and a spokesperson presented their objections. A written report from the applicant and objectors had been circulated to the Planning Committee was made available during the meeting for discussion.

Town Council Comments:

The Town Council holds the same view as in their comments submitted on the 18th May 2022 with some additions;

The Town Council strongly object to this proposal on the following grounds;

Footprint of proposed property. The addition of balconies over previously unbuilt-upon land increased the effective footprint.

Requirement of materials to be of similar appearance to those used on the current property is not met.

Roof pitch of the proposed building is not the same as the existing property

Overlooking properties to the south

Adverse visual impact

Requirement that windows must not be placed in any wall or roof slope forming a side elevation of the house

No visible support structures must remain on or attached to the exterior of the property

The Town Council are also concerned with the potential impact on Venn Ottery Common (in the AONB) a designated SSSI and given the proximity of footpath 43 to the property. Venn Ottery Common is managed as a nature reserve by the RSPB and Devon Wildlife Trust.

Concern over the possible detrimental effect on bats and other protected species

The road to the property is a very narrow, unmetalled road providing inadequate access for vehicles.

The Town Council thanked the residents group for their detailed report.

Chairman's Initials.....

22/2113/TCA	Lord Coleridge	T1, Sweet Chestnut: Fell. The tree represents a significant and immediate danger to the fabric of a listed wall and a listed dwelling known as The Wardens House. It is also a health and safety threat to those living in the Wardens House. Wardens House, The College, OSM, EX11 1DQ
Town Council Comments: The Town Council does not support the application due to the absence of a tree surgeons report and other supporting documentation.		
22/2031/RES	Mr & Mrs Thomas	Application for approval of reserved matters (layout, scale and appearance) for the erection of a new dwelling following approval of outline application ref. 21/1692/OUT. Not EIA development. 29 Winters Lane, OSM, EX11 1AR
Cllr Giles lives in Winters Lane but does not live near the property concerned.		
Town Council Comments: The Town Council supports this application.		
22/2130/FUL	Mrs C Bellinger	Demolition of existing barn and erection of a single dwelling and associated works. Oak Lodge, Holcombe Lane, OSM, EX11 1PQ
Town Council Comments: The Town Council do not support the application on the basis that, although in the revised application the property is smaller than the previous application, the property is still larger than the original footprint. Insufficient supporting documentation		
22/2184/TCA	Sainsburys supermarket	Field Maple trees – cut back all of the over hanging branches by 2.5m, encroaching onto the pavement. They will carry out tree works by removing limbs, raising canopies and reducing tree heights by 2m. Complaints from the local community that the trees are overhanging roadside pavement along side of the store. Sainsburys Supermarket, Hind Street, OSM, EX11 1BW
Town Council Comments: The Town Council supports the application to see overhanging branches removed by 2.5m where they encroach over the pavement. However, no supporting information has been provided regarding reducing the height of the trees by 2m and therefore the Town Council recommends that the height is not reduced.		

P/22/10/09

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none.

Chairman's Initials.....

P/22/10/10

NEXT MEETING – TBC subject to planning applications being received.

The meeting ended at 19.56

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

Chairman's Initials.....