



# Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 15<sup>TH</sup> AUGUST 2022** at **19.00**. The meeting was held The Ottery Town Council offices, 8 Broad Street, Ottery St Mary, EX11 1BZ

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

**OTHER PERSONS PRESENT:-** Six members of the public.

P/22/08/11

## **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies received from Councillor Stewart.

P/22/08/12

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

There were none.

P/22/08/13

## **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/22/08/14

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

There were none

P/22/08/15

## **TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 2<sup>ND</sup> AUGUST 2022**

The minutes of the Planning Meeting on 2<sup>nd</sup> August 2022 were approved and signed by the Planning Chair as a correct record.

Chairman's Initials.....

P/22/08/16

**PLANNING DECISIONS RECEIVED**

<b>22/0765/FUL</b>	Site Of Woodside Metcombe, OSM, EX11 1SS	<b>Approval with conditions</b>
<b>21/1860/FUL</b>	Barrack Farm, Exeter Rd, OSM, EX11 1LE	<b>Approval with conditions</b>
<b>22/0587/FUL</b>	Sainsburys , Hind Street, OSM, EX11 1BW	<b>Approval</b>
<b>22/0616/ADV</b>	Sainsburys , Hind Street, OSM, EX11 1BW	<b>Approval with conditions</b>
<b>22/0605/FUL</b>	Woods Farm, Bowd, Sidmouth	<b>Approval</b>
<b>22/1157/FUL</b>	Willow Tree Cott, Tipton St John, EX10 0AE	<b>Approval with conditions</b>
<b>22/1368/FUL</b>	Cadhay Lodge Cadhay ,OSM. EX11 1QU	<b>Approval with conditions</b>
<b>21/2246/FUL</b>	The Barn Annexe, 2 Lower Court Cott,OSM, EX11 1RL	<b>Refused</b>
<b>22/1325/FUL</b>	2 St Budeaux Orchard, OSM, EX11 1HJ	<b>Approval with conditions</b>
<b>22/1477/TRE</b>	Fire Station, OSM, EX11 1AQ	<b>Approval with conditions</b>

Chairman's Initials.....

P/22/08/17

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

**Reference**

**Applicant**

**Details**

1)	22/1645/FUL	Mr K Taylor	Change of use from E(c)(i) to C3 to form 2 x 3 bed detached dwellings and construction 1 x 4 bed detached, 2 x 3 bed with associated amenity space and parking. <b>9 Mill Street, OSM, EX11 1AA</b>
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This application was discussed first as five residents attended the meeting in respect of this application. A spokesman for the group gave their views regarding the application.

**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 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 4<sup>th</sup> 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.

2)	22/1633/FUL	Mrs C Bayle	Installation of a conservatory to the rear of the property <b>15 Richard Close, OSM, EX11 1FY</b>
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**Town Council Comments:**

The Town Council supports this application

Chairman's Initials.....

3)	22/1681/FUL	Mr M Burgess	Conversion of roof space to habitable use to include a rear dormer, 2 x rooflights and 1x window to front elevation. <b>57 Sandhill Street, OSM, EX11 1EG</b>
<b>Town Council Comments:</b> The Town Council supports this application subject to the design meeting standards expected to comply with a property in the conservation area and the use of obscure glass to protect the privacy of the neighbours.			
4)	22/1680/FUL	Mr & Mrs Edney	Construction of two storey and single storey front and rear extensions, with two rear balconies at first floor. <b>Holly Tree House, East Hill, OSM, EX11 1QE</b>
<b>Town Council Comments:</b> The Town Council supports this application			

P/22/ 08/18

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

P/22/08/19

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

**The meeting ended at 19.50**

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

Chairman's Initials.....