



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING** of **OTTERY ST MARY TOWN COUNCIL** held on **MONDAY, 20TH JUNE 2022 at 7.00pm**, at the Council Offices, the Old Convent, 8 Broad Street, Ottery St Mary EX11 1BZ

PRESENT:- Councillor Copus (Chairman), Councillor Johns, Grainger, Green and Giles, four members of the public (including EDDC District Cllr Geoff Pratt), reporter from the Ottery Herald and the CEO

P/22/06/01

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from the Administrator Jane Bushby

P/22/06/02

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

NAME OF COUNCILLOR	INTEREST
Cllr V Johns	Cllr Johns lives in Alfington and does not have a personal or pecuniary interest in planning application 22/0961/FUL. However she wished to have her occupancy details noted

P/22/06/03

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

No items were raised

P/22/06/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

a) To hold a discussion regarding the Conservation Area

It was noted that a house in Tip Hill which had been neglected for several years, was being renovated to a good standard which was pleasing and an improvement to the area. It was understood that the new UPVC windows in the house were of good quality and aesthetically pleasing and were a huge improvement to what had been there before. It was understood that non-listed residential properties in the Conservation Areas did not need planning permission to be altered whereas non-listed commercial premises did require it. It was hoped that two other houses in the vicinity, which were in a state of disrepair would also be renovated before too long. Cllr Johns indicated that there was a lack of consistency with EDDC planning officers and their decisions and that there should be consistency across the board. Cllr Giles reminded councillors that the Council should refer to relevant policies in the Neighbourhood Plan when considering planning applications

Chairman's Initials.....

b) To discuss the response from EDDC regarding the removal of trees from Barrack Road
 Cllr Giles was concerned that the view of EDDC's Planning Enforcement Officer, (regarding the removal of the trees) was that it was in order to remove trees which weren't covered by TPOs. He considered that this view was inconsistent with past planning application considerations, whereby Planning Officers had expressed concerns about the removal of trees. He concluded that the view of the Enforcement Officer did not align with those of the Planning Officers. Again it was considered that there was a lack of consistency with EDDC planning decisions. It was AGREED that the Council needed to obtain clear advice from the Enforcement Officer/Planning Officers for a consistent line regarding the removal of trees and hedges when planning applications are submitted. EDDC councillors to be copied into correspondence

P/22/06/05

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING 31st MAY 2022

The minutes of the Planning Meeting on 31st May 2022 were approved and signed by the Planning Chair as a correct record.

P/22/06/06

PLANNING DECISIONS RECEIVED AND NOTED

APPLICATION NUMBER	ADDRESS OF PROPERTY	DECISION
22/0968/FUL	76 Slade Close, OSM EX11 1SY	GRANTED
22/1072/FUL	31 Longdogs Lane, OSM EX11 1HU	GRANTED

P/22/06/07

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

APPLICATION NUMBER	APPLICANT	ADDRESS AND DETAILS
22/0961/FUL	R & H Hayman	Land East of 8 Mill Lane, Alfington Erection of 2 no. two storey 3 bed detached dwellings, erection of 2 no. detached single garages, means of access and associated works.
<p>COMMENTS: The Town Council does not support this planning application for 2 dwellings and 2 garages on land to the west (not as incorrectly described as 'east') of 8 Mill Lane Alfington.</p> <p>It strongly objects on the following grounds:</p> <ul style="list-style-type: none"> • building in the countryside • building in a location remote from facilities, and without the benefit of footways or streetlights; • building dwellings that can only be reached by a very narrow and seriously substandard road, and by the use of the seriously substandard junction of Mill Lane and the B3177 road • the loss of good quality agricultural land • increased runoff of water onto Footpath 8 • that the application was contrary to, and would have a detrimental effect on, the Neighbourhood Plan Local Protected Views Assessment Alfington NP9. 		

APPLICATION NUMBER	APPLICANT	ADDRESS AND DETAILS
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Chairman's Initials.....

22/0158/FUL	Mr N Morgan	The Yard (mobile home) Clapperentale Farm, Escot Park, OSM, EX11 1LU Installation of a static caravan
COMMENTS:- The Town Council supports this application subject to any permission granted, being personal to Mr Knight		

APPLICATION NUMBER	APPLICANT	ADDRESS AND DETAILS
22/1157?FUL	Mr W Davey	Willow Tree Cottage, Tipton St John. EX10 0AE First Floor side and rear extension
COMMENTS:- The Town Council supports this application		

APPLICATION NUMBER	APPLICANT	ADDRESS AND DETAILS
22/0616/ADV & 22/0587/FUL	Sainsburys Ltd	Sainsburys Supermarkets Ltd, Hind Street, OSM, EX11 1BW Amended – Installation of various non illuminated signage. Erection of a camera column with mounted cameras in the car park
<p>COMMENTS:- The Town Council supports both applications, subject to clarification on the hours of un-enforcement (the free parking period)</p> <p>Cllrs Johns wished to have it noted that she had grave concerns about the proposed number recognition system to be used in the car park when Sainsburys didn't appear to use this system in their larger car parks</p> <p>It was AGREED that Mark Williams CEO EDDC be contacted regarding clarification of the unrestricted hours</p> <p>Thanks were expressed to Sainsburys for agreeing to the Council's requirements re the free parking period and to the Chairman who was instrumental in achieving a good result behind the scenes</p>		

APPLICATION NUMBER	APPLICANT	ADDRESS AND DETAILS
22/1213/AGR	Mr A Brown	Higher Ash Farm, Fenny Bridges, Honiton, EX14 3BL Prior approval for the erection of agricultural storage barn for straw and fodder
COMMENTS:- The Town Council supports this application subject to the applicant harvesting the rain water		

Chairman's Initials.....

APPLICATION NUMBER	APPLICANT	ADDRESS AND DETAILS
22/1306/FUL	J Taylor	Otter Nurseries, Gosford Road, OSM, EX11 1LZ Erection of a new reservoir
COMMENTS:- The Town Council strongly supports the application to create a reservoir to increase capture and usage of water runoff. In addition, to other environmental benefits, the project will reduce demand for water from the nearby borehole, which will result in increased availability of good quality drinking water for nearby residents. The Town Council is aware that the proposed site is on agricultural land, however the proposed use is a major environmental improvement		

P/22/06/08

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

Cllr Johns raised the issue of planters in the town and the problems of siting them in various locations due to their size. The CEO advised that the Deputy CEO was meeting with the DCC's Highway Officer on site, to consider the matter further

P/22/06/09

NEXT MEETING

11th July 2022 (this date may have to be re-arranged subject to the availability of the Chairman)

The meeting ended at 20.15pm

SIGNATURE OF CHAIRMAN	
DATE OF SIGNATURE	
DATE/VENUE OF NEXT MEETING	Monday 11th July 2022 subject to the above

Chairman's Initials.....