



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 26th SEPTEMBER 2022** at **19.00**. The meeting was held The Ottery Town Council offices in the Council Chamber.

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

Cllr Lucas joined the meeting at 7.16 pm. Cllr Grainger left the meeting at 7.16pm.

OTHER PERSONS PRESENT:- Six members of public and Cllr Pratt (EDDC)

P/22/09/01

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Councillors Johns and Green

P/22/09/02

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

There were none

P/22/09/03

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/22/09/04

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

Ben Wood from Savills, Exeter and two trustees from Ottery Feoffee Charity attended to provide an update on their forthcoming planning application which they plan to resubmit in October.

P/22/09/05

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

There were none

Chairman's Initials.....

P/22/09/06

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

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

P/22/09/07

PLANNING DECISIONS RECEIVED

22/1602/FUL	Summercourt Ridgeway Ottery St Mary EX11 1D	APPROVED
19/0949/TRE	Metcombe Brake, Higher Metcombe, EX11 1SR	APPROVED WITH CONDITIONS
22/1420/LBC	5 Cornhill, Ottery St Mary EX11 1DW	APPROVED WITH CONDITIONS
22/1418/FUL	10 Spring Gardens, Ottery St Mary, EX11 1HN	APPROVED
22/0836/FUL	Higher Ash Farm, Fenny Bridges, EX14 3BL	APPROVED WITH CONDITIONS
22/1508/FUL	Penhenver Tip Hill Ottery St Mary EX11 1BE	APPROVED
22/1680/FUL	Holly Tree House, East Hill, EX11 1QE	APPROVED
22/1785/FUL	The Lamplighters, Gosford Lane, EX11 1NA	APPROVED WITH CONDITIONS
20/1647/MFUL	Salston Manor Hotel, OSM, EX11 1RQ	APPROVED WITH CONDITIONS

P/22/09/08

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

Cllr Grainger left the meeting. Cllr Stewart joined the meeting.

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
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1)	22/1973/MOUT	ALD Developments (Mr A Davis)	Outline application with some matters reserved (access) for the residential development of up to 63 dwellings and associated infrastructure. Land East of Sidmouth Road, OSM
<p>Two residents spoke to provide their objections to the application.</p> <p>The 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.</p> <p>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.</p> <p>The Town Council has considerable specific concerns about this application:</p> <ul style="list-style-type: none"> * it is outside the Built Up Area Boundary, is not a strategic site allocated for housing in the East Devon Local Plan or the Ottery St Mary Neighbourhood Plan, and thus would be building in the countryside; * the number of houses specified in the current East Devon Local Plan for Ottery has been substantially exceeded, and need for additional housing at this location has not been 			

Chairman's Initials.....

demonstrated;

* The Kings School and Ottery St Mary Primary School are at capacity, and the Coleridge Medical Centre is struggling to meet the needs of its existing patients; the development would be likely to place additional pressure on other local resources and services, which are already severely stretched;

* the proposed development site is at a higher level than Sidmouth Road, so the proposed access road would require substantial hedge and tree removal, and it would cause serious harm to the landscape, and have a considerable 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 versatile agricultural land;

* it would cause damage to environmental and wildlife interests and protected species;

* it would result in the loss of important trees and hedges;

* the Town Council is concerned about increased flood risk, particularly to properties in Claremont Field from the Gerway stream; the Town Council considers it completely unacceptable that the applicant has not completed an adequate and up to date flood risk assessment for this application, instead relying on a piece of work carried out in May 2015 - more than 7 years ago!;

* the Town Council is concerned about the increased vehicle traffic using Sidmouth Road which has inadequate road width, and the impact on the seriously substandard Tip Hill crossroads, immediately to the north, and the impact at Wiggaton to the south. Most road movement from the site would take traffic through the already very congested centre of Ottery St Mary.

* the Town Council is particularly concerned about an increase in pedestrian movements to the town centre along a highway lacking adequate footways with additional danger to all users of the road, and is particularly concerned at the prospect of very young children from the proposed development having to walk along the seriously substandard western end of Longdogs Lane where there are no pavements or step-off areas on their way to Ottery primary School;

* 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

* the Town Council is concerned that the applicant has once again failed to carry out a public consultation about its proposal;

Chairman's Initials.....

The planning application is contrary to many policies in the East Devon Local Plan and in the Ottery St Mary and West Hill Neighbourhood Plan, and Ottery St Mary Town Council therefore strongly urges East Devon District Council to refuse planning permission.

The Town Council also agreed to write to the East Devon District Council Tree Officer requesting that consideration be given to making orders to protect the hedgerow and two oak trees on the eastern side of Sidmouth Road which are scheduled for removal as part of planning application 22/1973/MOUT and identified as H2 and T7 and T8. And that consideration be given to making orders to protect the hedgerow going eastwards from Sunnyland Cottage, and certain trees, such as ash tree T4, within the site proposed for development as part of planning application 22/1973/MOUT and identified as H1.

2)	22/1989/FUL	Mr D Huxtable	Conversion of roof space to habitable use to include a side dormer with alteration to fenestration. Crosshills Lodge, Lancercombe, EX10 0JX
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Town Council Comments:
The Town Council supports this application

3)	22/2011/FUL	Mr Carlo Bove	Provision of donkey tracks from Bat Barn Yard to Tip Field and improvements to Bat Barn Yard. Woods Farm, Bowd, Sidmouth, EX10 0JS
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Town Council Comments:
The Town Council supports this application

4)	22/0849/FUL	Mrs E Webber	Retention of metal railings on the South East boundary and erection of metal railings to the South West and North West boundary 23 Tumbling Weir Way, OSM, EX11 1GQ
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Town Council Comments:
The Town Council supports this application. The Town Council are of the opinion that the railings will enhance the appearance.

5)	22/2035/AGRPrior Notification	Mr P Rider	Extension to the existing office, rest room and storage building to provide more storage. Rainbow Plants, Holcombe Lane, OSM, EX11 1PG
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Town Council Comments:
The Town Council supports this application

P/22/09/09

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none.

Chairman's Initials.....

P/22/09/10

NEXT MEETING – TBC subject to planning applications being received.

The meeting ended at 19.47

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

Chairman's Initials.....