



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 14TH NOVEMBER 2022** at **19.00**. The meeting was held in the Ottery Town Council offices in the Council Chamber.

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

OTHER PERSONS PRESENT:- 14 members of the public and Cllr Pratt (EDDC) and Cllr Faithfull (EDDC & Town Councillor)

P/22/11/01

TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Councillor Stewart

P/22/11/02

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

Cllr Giles	No declaration declared
Cllr Copus	No declaration declared
Cllr Johns	Declared a personal interest relating to application 22/2316/FUL
Cllr Grainger	No declaration declared
Cllr Green	No declaration declared

Cllr Faithfull requested a declaration of interest be noted, although he is not a member of the Planning Committee. He declared a personal interest in applications 22/2316 and 22/2305.

P/22/11/03

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/22/11/04

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

There were none

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P/22/11/05

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

It was **RESOLVED** to bring forward two applications due to the number of members of the public that were present.

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
1) 22/2305/FUL	C/O Gilbert Stephens	Replacement of community centre with 4 no. residential flats (almshouses) with associated development to include access, landscaping and drainage. Ottery Feoffee Day Centre, Brook Street, EX11 1EZ
A number of members of the public attended to present their objections and support for the application. Town Council Comments: One Councillor voted against The Town Council supports this application in principle based on the following; 1) The loss of a community asset is outweighed by the provision of 4 affordable dwellings. 2) The use of more environmentally friendly building materials 3) The building being more acceptable to the local residents, taking in to account loss of privacy and loss of daylight. Suggest use of obscure glass. 4) The application receives the Environment Agency approval 5) Any S106 funds generated are used to make improvements in Ottery ie planting of new trees to assist with potential flooding in the area		
2) 22/2417/FUL	Mr A Kearney	Single storey rear extension and single storey side extension and conversion to existing outbuilding for use as ancillary annexe. Metcombe Brake, Higher Metcombe, EX11 1SR
The applicant spoke to provide the reasons for the build. Town Council Comments: The Town Council supports this application and thought that the application was exemplary.		

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P/22/11/06

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- a) Application 22/0900/FUL amended plans commented on under Delegated Authority by Cllrs Richard Copus, Stewart Lucas and Vicky Johns.
- b) Email received and circulated from EDDC Arboricultural Team Manager regarding application 22/1973/MOUT - Land East Of Sidmouth Road . It was **resolved** that a follow up would be sent to clarify the situation.
- c) Concern over the physical appearance of Boots in Broad Street which is located in the centre of the conservation area. It was **resolved** that a letter would be sent asking for repairs to be carried out and for the premises to be kept in good repair.
- d) Concern over neon signs in the conservation area. Some lights are kept on overnight. It was **resolved** that Cllr Copus would have a conversation with the shop owners to kindly request that neon lights are switched off at night.

P/22/11/07

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 26TH OCTOBER 2020

The minutes of the Planning Meeting on 26th October 2022 were discussed and it was agreed that the following is added prior to approval. The Planning Chair then agreed to sign the amended minutes as a correct record.

22/1943/FUL Westbrook Cottage, Higher Metcombe, OSM, EX11 1SR
A written report from the applicant and objectors had been circulated to the Planning Committee and was made available during the meeting for discussion.

P/22/11/08

PLANNING DECISIONS RECEIVED

22/1706/FUL	Southfields Farm, Higher Metcombe, EX11 1SW	Approved with conditions
22/1989/FUL	Crosshills Lodge, Lancercombe, EX10 0JX	Approved
22/1681/FUL	57 Sandhill Street, OSM, EX11 1EG	Approved with conditions
22/0158/FUL	The Yard, Clapperentale Farm, OSM, EX11 1LU	Refused
22/2035/AGR	Rainbow Plants, Holcombe Lane, EX11 1PG	Approved
22/0849/FUL	23 Tumbling Weir Way, EX11 1GQ	Approved retrospective
22/0900/FUL	22 Tumbling Weir Way, EX11 1GQ	Approved retrospective

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P/22/11/09

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
3)	22/2101/LBC	Ms K Bath Partial removal of wall between lounge and kitchen and install new steal box section beam and post; glazed opening between the lower part of the stair. Myrtle Cottage, Tipton St John, EX10 0AW
Town Council Comments: The Town Council supports this application subject to the support of the Conservation Officer and the wall not being the original structural wall.		
4)	22/2316/FUL	Mr M Burgess Change of use of 6 no. agricultural buildings to flexible use. Devon Mushroom Farm, Alfington Road, EX11 1FE
Cllr Johns commented on the application but did not vote. Town Council Comments: The Town Council do not support this application as insufficient information has been provided with regards to what the use of the buildings would be. They also expressed the following concerns; Over development of the site The premises can be seen from a permissible footpath The premises is in a rural area with rural roads. Future use of the site should not have a prejudicial impact on the traffic situation or the proposed children's playpark (reference to NP27) There should not be a detrimental impact on nearby properties due to intrusive lighting and noise in this rural are. Potential of light pollution. Detrimental impact on any bat habitat in the area Parking spaces to be increased from 6 to 11 Added impact of more vehicles using the narrow road through Alfington to gain access to this site Within the application there is a question; Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? This was answered with no. However, a gully runs down main road (the B3177) which needs to be unblocked on a regular basis. The B3177 has had lots of		

Chairman's Initials.....

issues over the years requiring the road to be closed to repair it. Excess water causes the road to collapse causing massive issues not only for the residents but also commuters generally.

Any development should not increase the amount of surface water generated, leading to possible increase in flooding.

5)	22/2373/FUL	Cox	Single storey front extension and single rear extension . 4 Hill View, Winters Lane, EX11 1AT
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Town Council Comments:
The Town Council supports this application. The Town Council would like to see provision being made for rain water harvesting ie water butt

6)	22/2419/FUL	Mr Carlo Bove	Erection of a new purpose built donkey shelter, improved field access and tracks from the existing yard. Woods Farm Road , EX10 0JS
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Town Council Comments:
The Town Council were unable to make a decision due to the lack of information provided.

P/22/11/10

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

Cllr Giles raised a concern regarding changes to the Built Up Area Boundaries within the East Devon Local Plan. It was **resolved** that Cllr Giles will prepare correspondence to send to EDDC to voice the Town Councils grave concerns.

P/22/11/11

NEXT MEETING – Tuesday 6th December 2022

The meeting ended at 20.40

SIGNATURE OF CHAIRMAN	
DATE OF SIGNATURE	
DATE/VENUE OF NEXT MEETING	Tuesday 6 th December 2022 in the Council Chamber at the Town Council Offices

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