



# Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **THURSDAY 20<sup>TH</sup> APRIL 2023** at **17.30**. The meeting was held at The Ottery Town Council offices in the Council Chamber.

**PRESENT:-** Councillor Copus (**Chair**), Councillor Johns (**Mayor**), Lucas (**Deputy Mayor**), Green and Jane Bushby Administrator

**OTHER PERSONS PRESENT:-** Five members of the public and Cllr Faithfull (EDDC and Town Cllr but not a member of the Committee)

P/23/04/01

## TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Cllr Grainger - personal

P/23/04/02

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

|                    |   |
|--------------------|---|
| Cllr Richard Copus | No declaration  |
| Cllr Stewart Lucas | No declaration made   |
| Cllr John Green    | No declaration made   |
| Cllr Vicky Johns   | Personal interest declared in respect of 23/0694/FUL Tumbling Weir Hotel. Cllr Johns will not contribute to the comments or the vote as good friends with the applicants. |

P/23/04/03

## 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.

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P/23/04/04

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

A member of public submitted supporting information regarding application 22/1973/mout land east of Sidmouth road. This was not an item on the Agenda and the member of public was directed to EDDC.

P/23/04/05

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

There were none.

P/23/04/06

**TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 28<sup>th</sup> MARCH 2023**

The minutes of the Planning Meeting on 28<sup>th</sup> March 2023 were approved and signed by the Planning Chair as a correct record.

P/23/04/07

**PLANNING DECISIONS RECEIVED**

|                    |  |  |
|--------------------|--|--|
| <b>23/0199/FUL</b> | Land at Halls Farm, OSM, EX11 1SS        | <b>APPROVED WITH CONDITIONS</b>                |
| <b>23/0197/TRE</b> | 6 Hayne Close, Tipton St John, EX10 0BA  | <b>SPLIT DECISION</b>                          |
| <b>22/2591/FUL</b> | Three Corners, Coombelake, EX11 NW       | <b>APPROVED</b>                                |
| <b>22/2316/FUL</b> | Devon Mushroom Farm, Alfington, EX11 1FE | <b>APPROVAL RETROSPECTIVE WITH CONDITIONS)</b> |
| <b>23/0248/FUL</b> | 1 Coombe Vale, Tipton St John EX10 0AU   | <b>APPROVED</b>                                |

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P/23/04/08

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

**Reference**                      **Applicant**                      **Details**

|   |                    |   |  |
|---|--------------------|---|--|
| <b>1)</b>   | <b>23/0694/FUL</b> | Mr & Mrs Thurgate                             | Change of use from hotel and restaurant to C3 (dwellinghouse) with ancillary land (comprising parking and garden)<br><b>Tumbling Weir Hotel, Canaan Way, OSM, EX11 1AQ</b>   |
| Town Council Comments:<br>The Town Council does not support this application on the basis that it is the last remaining hotel in Ottery St Mary town center and additional information is required to evidence the non sustainability of the hotel.<br>Cllr Johns did not comment or vote on this application.  |                    |   |  |
| <b>2)</b>   | <b>23/0620/PVJ</b> | Mr Sam O'Connell<br>On behalf of Kings School | Installation of 158 solar photovoltaic (PVJ) panels on a south facing roof.<br><b>Kings School, Cadhay Lane, OSM, EX11 1RA</b>   |
| Town Council Comments:<br>The Town Council supports this application  |                    |   |  |
| <b>3)</b>   | <b>23/0649/FUL</b> | One Stop Stores Ltd                           | The installation of new plant to the rear, having a timber fence acoustic barrier and new roller shutter to main front entrance.<br><b>2-4 Yonder Street, OSM, EX11 1HD</b>  |
| A resident spoke to discuss their objections.<br>Town Council Comments:<br>The Town Council does not support this application on the basis of;<br>a) The application has not been correctly completed ie questions in respect of the number of staff employed and the opening hours being relevant.<br>b) A roller shutter is not in keeping with a property in the conservation area.<br>c) The Post Office has arranged a consultation period which is after the commencement of the proposed work .<br>d) In light of the significant impact that the reduction in post office services will have on businesses and residents in the parish, a consultation should have been held prior to an application being submitted. |                    |   |  |
| <b>4)</b>   | <b>23/0653/RES</b> | Mr & Mrs Thomas                               | Application for approval of reserved matters (scale, layout and appearance) for the erection of a new dwelling following approval of outline application number 21/1692/OUT<br><b>29 Winters Lane, OSM, EX11 1AR</b> |
| Town Council Comments:<br>The Town Council supports this application  |                    |   |  |
| <b>5)</b>   | <b>22/2667/FUL</b> | Mr M Nancekivell                              | To create a better entrance to Gerway Farm forming sensible visibility splays and providing a safe access onto the highway to either direction with large vehicles.<br><b>Gerway Farm, OSM, EX11 1PN</b>             |
| The applicant spoke in support of the application.<br>Town Council Comments:<br>The Town Council supports this application subject to;  |                    |   |  |

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|  |                    |                     |  |
|--|--------------------|---------------------|--|
| a) Receipt of tree and hedge survey in accordance with the current BS587 standards<br>b) The existing vehicular access should be closed so that the route is purely a public footpath.         |                    |                     |  |
| <b>6)</b>  | <b>23/0689/FUL</b> | Mr K Canning        | Reduction in width of Donkey track and alterations in materials.<br><b>Woods Farm, Bowd, Sidmouth, EX10 0JS</b>  |
| Town Council Comments:<br>The Town Council supports this application   |                    |                     |  |
| <b>7)</b>  | <b>23/0709/FUL</b> | Mr A Whitmoor-Pryer | Creation of new access track to existing dwelling.<br><b>The Grange, Higher Metcombe, EX11 1SH</b>   |
| Town Council Comments:<br>The Town Council supports this application subject to;<br>a) The use of a porous material<br>b) Approval by County Highways<br>c) Receipt of a hedge and tree survey |                    |                     |  |
| <b>8)</b>  | <b>23/0657/LBC</b> | Miss H Hodsman      | Roofing works including some replacement clay tiles on lower front roof slope; repair wall plate; repair/replace joists and battens and re-point chimney.<br><b>Ivy Cottage, Fairmile, OSM, EX11 1LP</b> |
| Town Council Comments:<br>The Town Council supports this application and noted the very extensive heritage report which was very helpful.  |                    |                     |  |

P/23/04/09

## TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

P/23/04/10

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

**The meeting ended at 18.26**

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

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