



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **TUESDAY 21ST NOVEMBER 2023** at **19.00**. The meeting was held at The Ottery Town Council offices in the Council Chamber.

PRESENT:- Councillor Copus (**Chair**), Councillors Johns (**Deputy Chair**) Grainger (**Mayor**), Green, Faithfull and Williamson and Kerry Kennell Clerk

OTHER PERSONS PRESENT:- Two members of the public

P/23/11/01

TO RECEIVE APOLOGIES FOR ABSENCE

Cllr Stewart and Jane Bushby Administrator

P/23/11/02

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

Cllr Copus	No interests declared.
Cllr Grainger	No interests declared.
Cllr Green	No interests declared.
Cllr Johns	No interests declared.
Cllr Faithfull	No interests declared.
Cllr Williamson	No interests declared.

P/23/11/03

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/23/11/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- a) **Appeal Ref App/U1105/W/23/3316374** 29 Winters Lane, OSM, EX11 1AR
DISMISSED
- b) It was noted that correspondence had been circulated to the Planning Committee regarding Section 38 & 278 Agreements for Gerway Close.
- c) A written report was received from a parishioner in relation to the potential installation of three streetlights on the section of Sidmouth Road. The general opinion of those asked was they felt three streetlights were unnecessary though there should be some lighting put in place. Nearly all of those who gave an opinion viewed it from the perspective of car drivers & many stated pedestrians don't walk on that section of the road. No one offered an opinion from the perspective of wheelchair/mobility users, cyclists, horse riders, motorcyclists,

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agricultural machinery or commercial vehicle users. The resident is also awaiting a response from DCC Cllr Bailey about the issue.

P/23/11/05

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 26TH OCTOBER 2023

The minutes of the Planning Meeting of 9th October 2023 were reviewed and amended to show that under application 23/1943/LBC the Council comments state that ‘The Town Council are also very concerned that the application was not advertised in accordance with the standards’. The minutes were then approved and signed by the Chair as a correct record of the meeting.

P/23/11/06

PLANNING DECISIONS RECEIVED

23/0121/AGR Raxhayes Farm, Holcombe Lane,OSM, EX11 1PQ	WITHDRAWN
23/1545/FUL 63 Yonder Street, OSM. EX11 1HF	APPROVED
23/1747/TRE Hollerfields,Higher Metcombe, EX11 1SR	SPLIT DECISION
23/1792/TCA Chanters House, The College,OSM, EX11 1DQ	APPROVAL WITH CONDITION
23/1319/FUL Irongate Lodge,Escot Park, OSM, EX11 1LU	APPROVAL WITH CONDITION
23/2013/TRE 99 Mill Street, OSM, EX11 1AJ	REFUSED
23/1894/PDQ Four Elms Farmhouse,OSM, EX11 1NY	PDQB PRIOR APPROVAL
REFUSED	
22/1973/MOUT Land East of Sidmouth Road, OSM	REFUSED
23/2325/CPL 7 Hill View, OSM, EX11 1AT	CPL Approve Part 1
23/1023/GPD Cawleys Farm, Wiggaton, EX11 1PY	WITHDRAWN
23/2188/FUL 6 Oak Close, OSM, EX11 1BB	APPROVED

P/23/11/07

To assist with the smooth running of the meeting, the Chair will allow members of the public present to submit questions/comments relating to items on the agenda for consideration prior to the application being heard. Individual contributions will be limited to 3 minutes. Where there is a group of objectors or supporters for an application, a spokesperson should be appointed to speak on behalf of the group. The Chair will invite the member of public to speak, after the application has been introduced.

P/23/11/08

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

	Reference	Applicant	Details
1)	23/0493/FUL	Mr Oliver Ryall	Proposed change of use/renovation of brick farm building to create residential accommodation Burcombe Farm, Wiggaton
Town Council Comments: The Council support the application however are disappointed that a tree survey compliant with BS5837 standards has still not been provided as previously requested by the Council in March. The Council are concerned about the ecological impact of this application and would like to see a report from Natural England as the Council are concerned about the impact to bats caused by this application.			
2)	23/2090/LBC	Mrs Connie Reeves	Widening of existing opening to ground floor internal wall in tea room dining rooms

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			9 Silver Street, OSM, EX11 1DB
Town Council Comments: The Council supports this application subject to the report from the EDDC Conservation officer.			
3)	23/2387/TCA	Mr Peter Skinner	T1 Sycamore – fell Land at Paternoster Row, OSM
Town Council Comments: The Council support this application subject to a suitable replacement tree being planted.			
4)	23/1995/LBC	Mr Troy Stuart	Replace floorboards in Cromwell & Fairfax room and family sitting room with appropriate wood flooring; replace flooring in main kitchen and back kitchen with stone flooring & underfloor heating; windows in boot room on north and south elevations to be unblocked and fixed glazing installed; sauna: room reinstate window; convert cleaners store into WC, Billiard room;remove flooring and support structure to reveal hardwood floor and repair/replace, remove seating plinth and create opening for waste pipe. Conservatory: create single door opening in bay window on south elevation; shower rooms; install window in south wall; Church Rooms: addition of wood burning stove and flue on north elevation and remove kitchen wing WC and replace as storage Chanters House, The College, OSM, EX11 1DQ
Town Council Comments: The Council feel that they have received insufficient information to make a decision on this application for a Grade II* listed building and would like to request a site visit.			
5)	23/2264/FUL	Mr M Dominey	Single storey extension and part demolition of existing garage. 5A Thorne Cottages, Cadhay Lane, OSM, EX11 1QZ
Town Council Comments: The Council support this application.			
6)	23/2395/TCA	Mr Peter Skinner	G2, x2 Beech: fell Woodland adjacent to Head Weir, OSM, EX11 1QS
Town Council Comments: The Council support this application on the provision that suitable replacement trees are planted.			
7)	23/2077/MOU	Mr Graham Hudson	Outline application for single storey class B2,B8,E(c) and E (g) development comprising floor space of up to 2640 sq.m. (all matters reserved) Land South of Hansford Way, OSM,
Two members of the public spoke regarding this application. They raised concerns around access, traffic arrangements, parking, emergency vehicle access in and out with increased traffic, flood risk, noise and visual impact. Town Council Comments: The Council do not support the application in the current format. The Council question whether the appropriate notifications to neighbouring properties have taken place, and it was noted that the Ottery Hospital has not been consulted. The Council feel that the hours of operation should be reduced to 6pm except Saturday where it should be 1pm and that the B2 category should be removed			

as that is not appropriate for this site. The Council feel there is a need for comprehensive landscaping to deal with the site appearance and flooding risk. The Council are concerned that vegetation has already been removed from the site. It was felt that 21 industrial units on this site is overdevelopment of the site. It is noted that there is a public right of way through this site. The Town Council would like to feedback to EDDC that it is difficult for them to make a decision about an application when additional reports are uploaded after the Town Council has made their comments on the application, as happened when the initial outline application was submitted.

8)	23/2265/PDQ	Mr & Mrs B Smith	Conversion of an existing agricultural building to a C3 dwelling Halls Farm, Metcombe, OSM, EX11 1SS
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Town Council Comments: The Council do not support this application as this application states that the building is still in agricultural use. It was noted there is no mention of rainwater harvesting.

9)	23/2448/TRE	Stephen Goss	T1: Oak – reduce tree back to previous pruning points, to approximately 15m in height and a crown spread of 12m Land set aside for Finnimore Industrial Estate
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Town Council Comments: The Council do not support this application as the information on the application form is incorrect. There is no supporting arboricultural information to explain the need to reduce the tree.

P/23/11/09

TO RECEIVE COUNCILLORS’ QUESTIONS RELATING TO PLANNING MATTERS

Cllr Faithfull raised that due to difficulties experienced during the meeting when Councillors were unable to access the EDDC Planning Portal the equipment in the Council Chamber should be updated to enable documents to be viewed on a large screen. It was noted that this was a problem with the EDDC website. The Administrator will be asked to download the supporting documents prior to the meeting to ensure that reports are available to Councillors if needed. The Clerk will write to EDDC regarding the problem with the Planning Portal. It was RECOMMENDED that the Operations Committee investigate updating the equipment in the Council Chamber.

Cllr Copus has received communication that a pop-up shop will be running in the gallery premises opposite Sainsbury’s car park.

P/23/11/10

NEXT MEETING – TBC subject to planning applications being received.

The meeting ended at 20.26.

SIGNATURE OF CHAIRMAN	
DATE OF SIGNATURE	
DATE/VENUE OF NEXT MEETING	TBC

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