



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **TUESDAY 5TH MARCH 2024** at **19.00**. The meeting was held at The Ottery Town Council offices in the Council Chamber.

PRESENT:- Councillors Grainger (**Mayor and acting Chair**), Green, Faithfull and Williamson and Jane Bushby Administrator

OTHER PERSONS PRESENT:- Four members of the public

P/24/03/01
TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Cllrs Johns, Copus, Lucas and Stewart

P/24/03/02
DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR ITEMS ON THE AGENDA

Cllr Matt Williamson	No declaration
Cllr Richard Grainger	No declaration made
Cllr John Green	No declaration made
Cllr Peter Faithfull	No declaration made

P/24/03/03
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

None

Chair's Initials.....

P/24/03/04

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

a) **APP/U1105/W/23/3333794 – Appeal Notification**

Subdivision of 2 Lower Court Cottages, with creation of vehicular access and parking to serve new independent property LOCATION: The Barn Annexe 2 Lower Court Cottages Fluxton Ottery St Mary EX11 1RL. Noted by the committee.

b) **23/0062/TPO – tree preservation order.** Land at Woodland adjacent Head Weir, OSM. A decision has been taken not to confirm the Order. It was agreed that the administrator would contact EDDC to ascertain the reason for the order not being confirmed.

P/24/03/05

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 12th February 2024

The minutes of the Planning Meeting on 12th February 2024 were approved and signed by the Planning Chair as a correct record.

P/24/03/06

PLANNING DECISIONS RECEIVED

23/2672/FUL	Land East of Gosford Road, OSM	REFUSED
24/0053/TCA	Sainsburys, Hind Street, OSM	APPROVED
23/1888/FUL	Land adjacent to Iron Gate Lodge, Escot	REFUSED
23/2485/FUL	34 Raleigh Road, OSM, EX11 1TG	REFUSED
24/0025/DOC	Long Range Park, Whimple, EX5 2QT	DISCHARGE OF CONDITION
23/2490/FUL	2-4 Yonder Street, OSM, EX11 1HD	APPROVAL WITH CONDITIONS
24/0182/FUL	30 Franklea Close, OSM, EX11 1BQ	APPROVAL WITH CONDITIONS
23/2017/FUL	Chanters House, OSM, EX11 1DQ	APPROVAL WITH CONDITIONS

P/24/03/07

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.

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P/24/03/08

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

- **Please note: the order of applications was changed as members of the public attended.**

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>	
1)	23/2658/LBC	Mr Gary Conway	Replace 1no. existing window with fire escape window at second floor north elevation; smoke curtain at top of internal staircase on second floor; install metal handrail to external metal staircase at 2 Corn Mill on west elevation Corn Mill Mill Street Ottery St Mary Devon EX11 1AF
<p>A representative of the Otter Mill Management Company Ltd spoke to express their concerns regarding this application.</p> <p>Town Council Comments: The Town Council supports this application in principle subject to the submission of detailed drawings, which are in keeping with a listed building, and a design and access statement.</p>			
2)	23/2654/LBC	Mr Gary Conway	Replace 4no. windows with fire escape windows at first floor south elevation; replace 1no. window with fire escape window at first floor west elevation; replace 1no. window with fire escape window at fourth floor west elevation; create 1no. new fire door/wall into apartment 5 on first floor; create 4no. new fire door/wall into apartments 7, 8, 9 & 10 on second floor; create 4no. fire door/wall into apartments 12, 13, 14 & 15 on third floor; create 4no. fire door/wall into apartments 18, 19, 20 & 21 on fourth floor; create 1no. new fire door/wall into apartment 17 and create 1no. fire door into apartment 17 on fourth floor Town Mill, Otter Mill, Tumbling Weir Way, OSM, EX11 1GT
<p>A representative of the Otter Mill Management Company Ltd spoke to express their concerns regarding this application.</p> <p>Four councillors carried out an internal site visit of the premises prior to the planning meeting.</p> <p>Town Council Comments: The Town Council can not support this application due to the lack of detail in the application and obvious flaws in the application. The Town Council would like to recommend that alternative solutions are considered.</p>			
3)	24/0044/FUL	PNFT 5 Real Estate Limited	Demolition of existing buildings and redevelopment to provide 9no. dwellings and replacement commercial/retail (Class E) space, with associated access, parking and landscaping Potters Country Market West Hill Road West Hill Devon EX11 1TY
<p>Town Council Comments: The Town Council does not support this application on the following basis; Ottery St Mary parish mostly surrounds West Hill and this application has an impact on a large number of the residents who use this facility, in particular the post office.</p>			

Chair's Initials.....

It is noted that the proposed retail space would not be large enough to be viable for its current use. Neighbourhood plan NP17 Community Facilities of Value – Proposals that will result in either the loss of Community Facilities of Value or significant harm to Community Facilities of Value will be strongly resisted.

4)	24/0112/LBC	Mr Ben Smith	Replace 3no. windows on ground floor south elevation with 12mm heritage double glazing; insert 4no. sills on first floor south elevation, remove existing cement render to external walls on the west and south elevations and re-render in lime Halls Farm, Higher Metcombe, OSM, EX11 1SS
Town Council Comments: The Town Council supports this application			
5)	24/0282/VAR	Mr Stuart Phillips	Variation of condition no. 2 (approved plans) of planning permission 20/0779/FUL - New industrial unit for B1, B2 and B8 use. Proposal for reduction in the size of the building RMC Yard, Finnimore Industrial Estate, OSM, EX11 1NR
Town Council Comments: The Town Council supports this application			
6)	24/0392/FUL	Mrs Chantelle Osborn	Demolition of x2no. outbuildings to be replaced with 2 bed detached chalet bungalow (resubmission of 23/2485) 34 Raleigh Road, OSM, EX11 1TG
Town Council Comments: The Town Council supports this application			

P/24/03/09

TO RECEIVE COUNCILLORS’ QUESTIONS RELATING TO PLANNING MATTERS

Cllr Peter Faithfull would like to see preparation work being carried out of the Neighbourhood Plan, with particular regard to protected views.

P/24/03/10

NEXT MEETING – TBC subject to planning applications being received.

The meeting ended at 20.05 pm

SIGNATURE OF CHAIRMAN	
DATE OF SIGNATURE	

Chair’s Initials.....