



Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 15th APRIL 2024** 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 Jane Bushby Administrator

OTHER PERSONS PRESENT:- One member of the public

P/24/04/11
TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Cllrs Stewart, Lucas and Williamson

P/24/04/12
DECLARATIONS OF INTEREST AND REQUESTS FOR NEW DPI DISPENSATIONS FOR ITEMS ON THE AGENDA

Cllr Richard Copus	No declaration
Cllr Richard Grainger	No declaration made
Cllr John Green	No declaration made
Cllr Vicky Johns	No declaration made
All councillors had been lobbied by the applicant regarding Application 24/0619/FUL Cllrs Faithfull and Johns had been lobbied by the applicant of 24/0605/FUL regarding a previous application,	

P/24/04/13
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/24/04/14

REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- a) **23/0052/TPO** Land at Tall Timbers, Tipton St John – Tree Preservation Order confirmed.
- b) To discuss the Terms of Reference. It was agreed that this would be discussed at the end of the meeting.

P/24/04/15

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 2nd APRIL 2024

The minutes of the Planning Meeting on 2nd April 2024 were approved and signed by the Planning Chair as a correct record.

P/24/04/16

PLANNING DECISIONS RECEIVED

23/2594/VAR Ottery Feoffee Day Centre, EX11 1EZ	Approval with conditions
24/0667/CPL 51 Slade Close, OSM, EX11 1SX	CPL Approve Part 1
24/0112/LBC Halls Farm, Metcombe, OSM, EX11 1SS	Approval with conditions

P/24/04/17

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/24/04/18

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

<u>Reference</u>	<u>Applicant</u>	<u>Details</u>
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1)	24/0230/LBC	Mr Ben Smith	Exterior: Introduce a French drain to the front and sides of the building. Infill brick gateway to front garden wall. Repair thatch roof and introduce 4no. rooflights on thatched rear elevation. Replace 4no. timber windows at ground floor on North Elevation (rear) with double glazed timber windows and 1no. on west elevation. Rebuild 1no. chimney stack and install new chimney pot on west elevation and install new chimney pot on east elevation. Re-roof rear lean-to with galvanised steel roof sheeting and install 2no. rooflights on north elevation. Interior: Form new opening with door from living room to playroom snug. Remove modern plasterboard in corridor and replace with T&G panelling. Remove cement tanking and dry lining to wall in dining room replace with lime render. Remove internal wall in utility and introduce new timber partition. Form new doorway from the store to the living room and enlarge existing window opening in living room. First Floor: Introduce new T&G panelling as partitioning to reconfigure first floor layout including a bathroom and ensuite to Bedroom 4. Introduce new Ledge and braced plank door the new bathroom Bedroom 1 and Bedroom 2. Halls Farm, Higher Metcombe, OSM, EX11 1SS
Town Council Comments: The Town Council is unable to comment on this application in its present form due to the lack of information including the Additional Validation Requirements for a listed building consent application. The committee would like to arrange a site visit to gain more knowledge and the administrator will contact the applicant to arrange this. This application will be added to the planning agenda of 29 th April.			
2)	24/0619/FUL	Martin Nancekivell	Proposed agricultural farm building to store and take Deliveries, and widened access Land east of Gosford Road, Gosford Road, OSM, EX11 1LX
Town Council Comments: The Town Council supports this application subject to; a) A written scheme to be received by the DCC Historic Environment Officer b) Appropriate screening around the compound.			
3)	24/0598/LBC	Mrs Louise Brown	Render front, rear , courtyard, north and gable elevation; replace single door and window on ground floor rear elevation; replace downpipe on front, rear and courtyard elevation; replace guttering on rear, north and gable elevation and install 2no. air bricks on rear elevation and 2no. on courtyard elevation. 25 Silver Street, OSM, EX11 1DB
Town Council Comments: The Town Council supports this application subject to; a) The colour of the paintwork is to be agreed for the door and windows with the Conservation Officer. b) Care should be taken during the works to ensure the safety and integrity of the west wall of the court yard.			
4)	24/0742/TRE	Amanda Chaplin	T4, Lime: remove broken branch T9, Cherry: crown lift to 2m above ground level T14, Alder: crown reduce by 2 m T15, Alder: crown reduce by 3m Fire Station, Canaan Way, OSM, EX11 1AQ
Town Council Comments: The Town Council supports this application			
5)	24/0706/PDQ 24/0707/PDQ 24/0708/PDQ	Mr & Mrs Smith	Prior approval (class Q) for a change of use of agricultural buildings to a single dwellinghouse (use class C3) and for building operations reasonably necessary for conversion Prior approval (class Q) for a change of use of agricultural buildings to 2no dwellinghouses (use class C3) and for building operations reasonably necessary for conversion Prior approval (class Q) for a change of use of agricultural buildings to a single dwellinghouse (use class C3) and for building operations reasonably necessary for conversion Halls Farm, Higher Metcombe, OSM, EX11 1SS

These applications will be added to the planning agenda of 29th April following a site visit, as above

6)	24/0605/FUL	Mr Nigel Morgan	Siting of rural workers dwelling (static caravan) in support of rural business (retrospective) Clapperentale Farm, Escot Park, OSM, EX11 1LU
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Town Council Comments:

The Town Council supports this application on the basis that the dwelling is well established and is used only for a temporary rural workers dwelling.

7)	24/0471/FUL	Mr Johnathon Pyle	Proposal for an agricultural workers dwelling Land North East of Higher Ash Farm , Fenny Bridges
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Town Council Comment:

The Town Council does not support this application based on the following;

- a) The family live approximately 1 km from the business. Therefore, there does not appear to be justification for this dwelling.
- b) The house seems unreasonably large. The committee referred to the officers report where the size of the property was raised.
- c) Several points in a letter from the planning officer in May 2023, have not been answered.

P/24/04/19

TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

- a) Cllr Copus had been in correspondence with Andy Ware, Street Lighting, DCC Highways, regarding street lighting, particularly in the conservation area. It was agreed that the street lights will be painted black.
- b) A discussion was held to review the Planning Terms of Reference. It was **RECOMMENDED** that;

It is desirable for all councillors attending a Planning meeting to have attended planning training. This training should have been attended within six months of joining the Planning Committee (where training courses permit).

The next DALC planning training course is to be held on Monday 3rd June online. All councillors to advise the administrator if they would like to book the course.

P/24/04/20

NEXT MEETING – TBC subject to planning applications being received.

The meeting ended at 8.45 pm

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