



# Ottery St Mary Town Council

Minutes of the **PLANNING COMMITTEE MEETING OF OTTERY ST MARY TOWN COUNCIL** held on **MONDAY 29<sup>th</sup> APRIL 2024** at **18.30**. 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 Jane Bushby Administrator

**OTHER PERSONS PRESENT:-** None

P/24/04/21

## TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Cllr Stewart

P/24/04/22

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

Cllr Richard Copus	No declaration made
Cllr Richard Grainger	No declaration made
Cllr John Green	No declaration made
Cllr Vicky Johns	No declaration made
Cllr Peter Faithfull	24/0636/FUL - affects NRI – personally known to the applicant
Cllr Matt Williamson	No declaration made

P/24/04/23

**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/24/04/24

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

**APP/U1105/W/24/3336475** - Land East of Sidmouth Road Ottery St Mary – **appeal notice**

**24/0008/TPO** - Land at 2 St Anthony's Close, Ottery St Mary – **order confirmed**

**APP/U1105/W/24/3341824** - Land Adjacent Irongate Lodge Escot Park Ottery St Mary – **appeal notice**

**Email** - regarding 34 Raleigh Road – circulated to the committee and noted.

P/24/04/25

**TO APPROVE AND SIGN THE MINUTES OF THE PLANNING MEETING 15th APRIL 2024**

The minutes of the Planning Meeting on 15<sup>th</sup> April 2024 were approved and signed by the Planning Chair as a correct record.

P/24/04/26

**PLANNING DECISIONS RECEIVED**

**21/1692/OUT** 29 Winters Lane, OSM, EX11 1AR

**Approval with conditions**

**24/0166/FUL** 9 Mill Street, OSM, EX11

**Withdrawn**

**24/0811/TRE** Land set aside for Finimore Indust Estate  
**Address)**

**Withdrawn (incorrect**

**24/0479/FUL** Straitgate Farm, OSM, EX11 1LG

**Approval with conditions**

**24/0480/FUL** Straitgate Farm, OSM, EX11 1LG

**Approval with conditions**

P/24/04/27

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.

Chair's Initials.....

P/24/04/28

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

**Reference                      Applicant                      Details**

<b>1)</b>	<b>24/0731/FUL</b>	Mr Tobias Scrimshaw	Proposed ground floor extension, and additional first floor with dormer windows <b>Bank End , Tipton St John, EX10 0AW</b>
<b>Town Council Comments:</b> The Town Council supports this application subject to the applicant satisfying the concerns raised by South West Water and the EDDC tree officer. The Town Council note that the property is in Flood Zone 2.			
<b>2)</b>	<b>24/0826/TRE</b>	Mr Stephen Goss	T001 – Pedunculate Oak: sectionally fell to ground level. <b>Coverstructures House, Exeter Road, OSM, EX11 1RE</b>
<b>Town Council Comments:</b> The Town Council does not support this application based on the following; The tree is over 100 years old and subject to a TPO The tree is a historic part of the Town The owner/occupier should take steps to return the tree to its former good state of health.			
<b>3)</b>	<b>24/0639/FUL</b>	Mr & Mrs Arthur	Erection of an oak framed annexe <b>Lancercombe House, Lancercombe, Sidmouth, EX10 0JX</b>
<b>Town Council Comments:</b> The Town Council does not support this application. This is a separate, habitable structure and should be subject to an independent full planning application.			
<b>4)</b>	<b>24/0636/FUL</b>	Mr Simon Fenwick	Proposed conversion of first floor and second floor extension to provide a residential dwelling above the existing retail unit. <b>Hind Street Gallery, Hind Street, OSM, EX11 1BW</b>
<b>Town Council Comments:</b> The Town Council cannot support this application on the basis that the design is detrimental to the conservation area and are concerned with the practicality of the construction work on this busy, narrow road.			
<b>5)</b>	<b>24/0230/LBC</b>	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.

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			<p>First Floor: Introduce new T&amp;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.</p> <p><b>Halls Farm, Higher Metcombe, OSM, EX11 1SS</b></p>
<p><b>Town Council Comments:</b> The Town Council does not support this application for the reasons stated by the Historic England Officer and no archaeological survey has been provided.</p>			
6)	<p><b>24/0706/PDQ</b></p> <p><b>24/0707/PDQ</b></p> <p><b>24/0708/PDQ</b></p>	Mr & Mrs Smith	<p>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</p> <p>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</p> <p>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</p> <p><b>Halls Farm, Higher Metcombe, OSM, EX11 1SS</b></p>
<p><b>Town Council Comments:</b> <b>24/0706/PDQ</b> The Town Council does not support this application based on the following; No archaeological survey submitted Adversely affects the nearby listed building No tree survey submitted No flood survey No report from Devon highways The Town Council would want to see a suitable asbestos survey</p> <p><b>24/0707/PDQ</b> The Town Council does not support this application based on the following; Over development of the site No archaeological survey submitted Adversely affects the nearby listed building No tree survey submitted No flood survey No report from Devon highways The Town Council would want to see a suitable asbestos survey</p> <p><b>24/0708/PDQ</b> The Town Council does not support this application based on the following; No archaeological survey submitted Adversely affects the nearby listed building No tree survey submitted No flood survey No report from Devon highways The Town Council would want to see a suitable asbestos survey</p>			
7)	<p><b>24/0526/FUL</b></p> <p><b>24/0527/LBC</b></p>	Mr Paul Ryan-Stansbie	<p>Proposed conversion of an existing workshop/garage to an annexe. New first floor space to be constructed with independent access via an external timber stair on the rear, north elevation.</p> <p><b>Tipton Barton Cottage, Hayne Hill, TSJ, EX10 0AL</b></p>
<p><b>Town Council Comments:</b> The Town Council does not support this application based on the following; This is a major alteration to a building which is in the curtilage of a listed building The character of the listed building would be adversely affected This application should be submitted as a full planning application</p>			

Chair's Initials.....

P/24/04/29

**TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS**

Cllr Faithfull spoke to confirm that EDDC are restarting consultations regarding the local plan which will include the redefining of the current green wedges. It was agreed that the Full Council will engage with the consultation at the appropriate time.

P/24/04/30

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

**The meeting ended at 19.33 pm**

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

Chair's Initials.....