



Ottery St Mary Town Council

Minutes of the Planning Meeting held on **Monday 27 January 2025** at **19:00**. The meeting was held in the **Ottery St. Mary Town Council offices, Broad Street.**

Present: Ottery St Mary Town Council Admin, Cllrs Richard Grainger, John Green, Richard Copus (Deputy Chair), Vicky Johns (Chair) and Janice Aherne
Minute Taker: Ottery St Mary Town Council Admin – Jane Bushby

P/25/01/11 APOLOGIES FOR ABSENCE

Apologies accepted from Cllr Williamson

P/25/01/12 DECLARATIONS AND DISCLOSABLE PECUNIARY INTERESTS

To receive Declarations of interest for items on the Agenda and receipt of requests for new Disclosable Pecuniary Interests (DPIs) dispensations for items on the Agenda

Cllr Vicky Johns	24/2576 -declared a ORI as a director of the Ottery Larder
Cllr Richard Copus	No declaration
Cllr Richard Grainger	No declaration
Cllr John Green	No declaration
Cllr Janice Ahern	No declaration

P/25/01/13 ADMISSION TO MEETINGS

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

P/25/01/14 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- A) To discuss the 'look' of the Conservation area. It was resolved that the administrator would investigate, with the EDDC Planning Department, the possibility of drawing up a guide to provide guidance to residents to enhance the look of properties in the Conservation area.
- B) APP/U1105/W/24/3358074 - Appeal notice- Clapperentale Farm Escot Park Ottery St Mary Devon EX11 1LU. Noted by the Committee.

Chair's initials _____

P/25/01/15 MINUTES

To receive the Minutes of the Meeting of the Town Council of 7th January 2025 and to approve the signing of the Minutes by the Chair as a correct record. The Minutes were signed by the Chair as a correct record.

P/25/01/16 PLANNING DECISIONS RECEIVED

<u>24/2593/NMA</u>	9 Mill Street Ottery St Mary Devon EX11 1AA	APPROVED
<u>24/2316/PDQ</u>	<u>Four Elms Farm Alfington Road Ottery St Mary EX11 1NY</u>	PRIOR APPROVAL REFUSED
<u>24/2450/TRE</u>	Sundial Nursing Home Tipton St John Devon EX10 0AG	APPROVED WITH CONDITIONS
<u>24/2539/GPD</u>	3 Henry Gardens Ottery St Mary EX11 1GB	PRIOR APPROVAL GRANTED
<u>24/0639/FUL</u>	Lancercombe House, Lancercombe, EX10 0JX	REFUSED
<u>24/2554/FUL</u>	<u>Tryfan, Winters Lane, OSM, EX11 1BA</u>	APPROVED WITH CONDITIONS
<u>24/2561/TCA</u>	Donnithornes Mill Street, OSM, EX11 1AF	WITHDRAWN
<u>24/2387/FUL</u>	8 Jesu Street Ottery St Mary EX11 1EU	REFUSED

P/25/01/17 PUBLIC PARTICIPATION

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/25/01/18 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1)	24/2576/FUL	Darren Mullin (Broadoak Services SW LTD) Conversion of Old Boys School to 3 apartments and retention of community facilities Former School , Yonder Street, OSM
<p>Cllr Vicky Johns left the room for the discussion and vote. Cllr Richard Copus acted as Chair in her absence for this application only.</p> <p>Town Council Comments; The Town Council do not support this application based on the following; Residential use would result in significant harm to this Community Facility of Value - Policy NP17 of the Neighbourhood Plan The building is of special architectural and historic interest and plays an important part of the Towns fabric</p>		
2)	25/0047/AGR	Mr & Mrs Walker A dual pitch portal framed agricultural building Land at Holcombe Barton Farm, Holcombe Farm, Holcombe Lane, OSM
<p>Town Council Comments; The Town Council support this application and would like to see a condition added, if accepted, that the building will be used only to store hay and associated machinery. No livestock to be housed.</p>		
3)	24/2553/LBC 24/2552/FUL	Mr & Mrs Matt & Antonia Clemow Demolition of modern extensions, single storey extension, replacement of porch, and construction of outdoor kitchen. External alterations and repairs including replacement/newly installed windows, re-rendering walls, re-roofing, Solar PV & Heat pump installation, replacement hardstandings. Internal alterations and repairs including replacement floors, floor layout changes, new electrical/plumbing & heating systems including installation of UFH, replastering, and installation of a new staircase Change of use from hotel to dwellinghouse. Creation of 2no holiday lets. Demolition of modern extensions, single storey extension, replacement of porch, and construction of outdoor kitchen. External alterations and repairs including replacement/newly installed windows, re-rendering walls, re-

Chair's initials

			roofing, Solar PV & Heat pump installation Fluxton Farm, Fluxton, OSM, EX11 1RJ
The Listed Building and Full application were discussed together Town Council Comments; The Town Council are in support of aspects of the application in line with its Grade 2 listed building status 'and would ask for the reasons, as noted below, for the listing to be retained' and in line with the Conservation officers and Environment Officers reports. Grade two listing details are as follows; C17 or C18 altered, 2 storey, long low house, roughcast, slate roof. Wide oak door with massive frame, right. Formerly with stone chimney on ridge above. Part C18 barn, in front of and joined to house at this end. 1 storey and loft with stone walls plastered The Town Council support the creation of two holiday lets in principle providing that they clearly identified as such.			
4)	25/0072/FUL	Mr & Mrs McKinney	Construction of a Timber orangery on the South East elevation Copper Beech House, Hayne Hill, Tipton St John, EX10 0AL
This application was discussed as application number 3 Town Council Comments; The Town Council support this application			

P/25/01/19 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

P/25/01/20 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 20.20

Chair's initials _____

Chair's initials _____