



Ottery St Mary Town Council

Minutes of the Planning meeting held on **Monday 24 February 2025 at 19:00**. The meeting was held in the **Ottery St. Mary Town Council (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ)**

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

P/25/02/1 APOLOGIES FOR ABSENCE

Apologies received from Cllr Matt Williamson

P/25/02/2 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	No interest declared
Cllr John Green	No interest declared
Cllr Richard Grainger	No interest declared
Cllr Janice Ahern	No interest declared

P/25/02/3 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

There were none

P/25/02/4 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

To consider escalating the lack of enforcement to EDDC planning.

It was **resolved** to make a recommendation to the Full Council to correspond with the East Devon Enforcement team, to receive feedback on issues that had been escalated.

2) Appeal Ref: APP/U1105/W/24/3353191 Oak View, East Hill, Ottery St Mary EX11 1QH - Appeal allowed

This notice had been circulated to the Committee.

Chair's initials _____

P/25/02/5 MINUTES

To receive the Minutes of the Meeting of the Town Council of 27th January 2025 and to approve the signing of the Minutes by the Chair as a correct record

The minutes of 27th January 2025 were approved and signed by the Chair as a true record of the meeting.

P/25/02/6 PLANNING DECISIONS RECEIVED

<u>24/2391/FUL</u>	<u>17D Broad Street Ottery St Mary EX11 1BY</u>	APPROVAL WITH CONDITIONS
<u>24/2535/FUL</u>	14 Longdogs Lane, OSM, EX11 1HU	APPROVAL WITH CONDITIONS
<u>23/2213/V106</u>	Land south of Exeter Road, OSM	LEGAL AGREEMENT AGREED AND ISSUED
<u>25/0047/AGR</u>	<u>Land At Holcombe Barton Farm Holcombe Lane Ottery St Mary</u>	PRIOR APPROVAL NOT REQUIRED
<u>24/2558/TRE</u>	40 North Street, OSM, EX11 1DR	APPROVAL WITH CONDITIONS

P/25/02/7 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.

There were none

Chair's initials _____

P/25/02/8 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1)	25/0147/TCA Mr & Mrs Keeling - applicant name incorrect on notification Mr & Mrs Beard - agent	T1 - Sycamore - reduce all around by 2-3m. T2 - Yew - reduce in height by 3-4m. T3 - Yew - reduce in height by 3-4m. T4 - Yew - reduce in height by 3-4m. T5 - Hawthorn - fell. T6 - Yew - reduce in height by 3-4m. T7 - Yew - reduce in height by 3-4m. T8 - Yew - reduce in height by 3-4m Donnithornes, Mill Street,OSM, EX11 1AF
<p>Town Council comments: The Town Council do not support this application on the basis that insufficient information has been received to justify the reduction and felling of the trees. A tree report was not available.</p>		
2)	25/0166/TRE Mr Bruce Smith	T1: English Oak - reduce back to historic pollarded pruning points carried out approximately 10 years ago, remove epicormic growth on main trunk only up to the first union 4 Hayne Close, Tipton St John, EX10 0BA
<p>Town Council comments: The Town Council do not support this application in its current format. The tree is subject to a Tree Preservation Order and the Town Council would want to refer to a Arboriculturist report and also know the reason why the work is being applied for.</p>		
3)	24/1983/COU Mr Nick Spence	Change of use from Agricultural to Commercial Use classes B2 & B8 Westleigh, Willows Farm, Feniton, EX14 3BN
<p>Town Council comments: The Town Council support this application taking into account the provision of one sparrow terrace, as recommended in the Ecology Report. The Town Council would still like clarification on the opening times of the business and would not want the building work to commence until the young sparrows have fledged.</p>		
4)	25/0070/COU Mr Terry Bastyn	Change of use from place of worship to practice room for Ottery St Mary Silver Band with associated facilities and storage. It would also be intended to hire out the premises for similar community based activities (rehearsal, choir etc) and hold small fund raising events 91 Mill Street, OSM, EX11 1AJ
<p>Town Council comments:</p>		

Chair's initials _____

The Town Council support this application noting that the exterior of the building will not be changed, as confirmed by the applicants' report, being that the property is adjacent to a listed building and its curtilage.

5)	25/0221/LBC	Mrs Louise Brown	Reinstate internal doorway between living room and stairs; modify one ground floor fireplace; install new front door and over light, including reinstating panelled soffit and reveals. 25 Silver Street, OSM, EX11 1DB
----	-----------------------------	------------------	--

Town Council comments:

The Town Council support this application. The colour of the front door should be in keeping with a property in a conservation area.

6)	25/0079/FUL	Mr Robert Cross	Installation of air source heat pump, including base 9 Barton Rise, Tipton St John, EX10 0FF
----	-----------------------------	-----------------	--

Town Council comments:

The Town Council support the use of new, green technology to heat homes but would ask the Environmental team to assess the level of noise, due to the elevated position of the relevant neighbouring properties and how much disturbance could be experienced by them.

7)	25/0267/CPE	Mr & Mrs Luce	Certificate of proposed existing lawfulness for the change of use of land from agricultural to residential Class C3 use Cadhay Barton, Cadhay, OSM, EX11 1QY
----	-----------------------------	---------------	---

Town Council comments:

The Town Council took a neutral stance

8)	25/0256/FUL	Mr Simon Fenwick	Proposed conversion of existing first floor into residential apartment retaining a ground floor retail unit Hind Street Gallery, Hind Street, OSM, EX11 1BW
----	-----------------------------	------------------	--

Town Council comments:

The Town Council appreciate that the application has been significantly amended but, the suggested materials are not in keeping with a property in the Conservation area. The Town Council also referred to the Environmental Agency report dated 16/05/24 in the previous application 24/0636/FUL.

P/25/02/9 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

P/25/02/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 20.05

Chair's initials _____

Chair's initials _____

Chair's initials _____