



Ottery St Mary Town Council

Minutes of the Planning meeting held on **Tuesday 01 April 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, Richard Copus (Deputy Chair) and Vicky Johns (Chair). One member of the public.
Minute Taker: Jane Bushby - Ottery St Mary Town Council Admin

P/25/04/01 APOLOGIES FOR ABSENCE

To receive apologies for absence
Apologies received from Cllrs Lucas, Ahern and Williamson

P/25/04/02 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	App 25/0250/FUL - DPI
Cllr Richard Copus	No declaration
Cllr Richard Grainger	No declaration
Cllr John Green	No declaration

P/25/04/03 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/25/04/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

There were none

P/25/04/05 MINUTES

To receive the Minutes of the Meeting of the Town Council of 17th March 2025 and to approve the signing of the Minutes by the Chair as a correct record .

The minutes of the 17th March 2025 were signed by the Chair as a correct record.

Chair's initials _____

P/25/04/06 PLANNING DECISIONS RECEIVED

25/0166/TRE	4 Hayne Close Tipton St John Devon EX10 OBA	<u>APPROVAL WITH CONDITIONS</u>
25/0070/COU	91 Mill Street Ottery St Mary EX11 1AJ	<u>APPROVAL WITH CONDITIONS</u>
25/0079/FUL	9 Barton Rise Tipton St John Sidmouth EX10 OFF	APPROVED

P/25/04/07 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.

P/25/04/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) 25/0077/FUL	Mr Matthew Twigg	The creation of a new wildlife pond Ware View, OSM, EX11 1PJ
Town Council Comments; The Town Council support this application in line with the conditions set out by the Airfield Operations Manager.		
2) 25/0410/FUL	Mr Ben Smith	Conversion of an agricultural building to two dwellings and associated landscaping, and the demolition of agricultural buildings Halls Farm, Metcombe, OSM, EX11 1SS
Town Council Comments; The Town Council do not support this application based on the following; The buildings would be on a rural lane with no lighting and no footpath The issue of surface water has not been addressed A cess pool is not the only option and an alternative should be found It is observed that the application contains an error ie the application is for a one bedroom property and a four bedroom property. The diagram shows two, three bed properties.		
3) 25/0566/FUL	Stuart Biggers	Installation of air source heat pump to front of property 4 Cadhay Close, Cadhay Lane, OSM, EX11 1WH
Town Council Comments; The Town Council support the use of a alternative heat source however, is there a reason why the pump is being placed in the front of the property? The Town Council are concerned regarding the noise levels affecting all the neighbours in the close.		
4) 25/0250/FUL	Richard Lock	Construction of single storey building comprising of changing rooms and toilets

Chair's initials _____

			Ottery St Mary Cricket Club, Strawberry Lane, Salston, EX11 1RG
<p>This application was discussed at the end. Cllr Vicky Johns left the room and did not take part in the discussion or vote. Cllr Richard Copus chaired the discussion on this application.</p> <p>Town Council Comments; The Town Council support this application subject to the existing foul drainage system supporting the new building.</p>			
5)	25/0631/TCA	Dr John Ackroyd	T1: Yew - crown to achieve a 1.5m clearance from the roof of both the garage to the east and the house to the west, making target pruning cuts of up to 45mm; sympathetic overall crown reduction, removing up to, but not exceeding, 1m from branch ends, making pruning cuts of up to 25mm. 1 Paternoster Row, OSM, EX11 1DP
<p>Town Council Comments; The Town Council support this application</p>			
6)	25/0602/FUL	Mr & Mrs Dommett	Single storey rear extension to replace existing lean to extensions 19 Shutes Mead, OSM, EX11 1EE
<p>Town Council Comments; The Town Council support this application</p>			
7)	25/0580/PDQ	Mr Olliff	Proposed change of use from 1 no. agricultural building to 7 no. dwelling houses (use class 3) The Poultry Barn, Green Lane, Feniton, EX14 3BR
<p>Town Council Comments; The Town Council understand the objections of the residents and are in support of the residents objections.</p>			
8)	25/0609/PDQ	Mr Rupert Thistlewayte	Prior approval for the change of use of 2no. agricultural buildings into 3no. residential dwelling and associated operation development to enable the buildings to function as dwellinghouses Land West Of Cadhay Lane Ottery St Mary

Town Council Comments;

The Town Council observed that the front door of the large barn has direct access on to the busy track. Taking in to account the comments of a resident, should a flood risk assessment be carried out?

P/25/04/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

- 1) Cllr Copus advised that the advertising board on land at Hansford Way, Ottery is contravening The Town and Country Planning (Control of Advertisements)(England) Regulations 2007. The administrator will correspond with EDDC to advise them of this.

Chair's initials _____

- 2) Cllr Vicky Johns has received an email from a resident regarding the land at Hansford Way. The administrator will forward the email on to EDDC planning, if agreed by the resident.

P/25/04/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.50

Chair's initials _____

Chair's initials _____