



## Ottery St Mary Town Council

Minutes of the Planning Meeting held on **Thursday 01 May 2025** at **17:32**. 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 and Richard Copus (acting Chair)

Minute Taker: Jane Bushby - Ottery St Mary Town Council Admin

### **P/25/05/01 APOLOGIES FOR ABSENCE**

To receive apologies for absence

Apologies received from Cllrs Johns, Aherne, Lucas and Williamson

### **P/25/05/02 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 Richard Copus	No declaration
Cllr Richard Grainger	No declaration
Cllr John Green	No declaration

### **P/25/05/03 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/25/05/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE**

- 1) App 25/0876/AGR Long Ash Farm, Fenny Bridges, EX14 3BL - Comments submitted under Delegation of Authority provided by Cllrs Johns, Copus and Grainger - The Town Council support the application providing the building is used for storage of equipment only and not for livestock, as per the application. – circulated to the committee

Chair's initials \_\_\_\_\_

**P/25/05/05 MINUTES**

To receive the Minutes of the Meeting of the Town Council of 22nd April 2025 and to approve the signing of the Minutes by the Chair as a correct record

The minutes of the 22<sup>nd</sup> April 2025 were signed by the Chair as a correct record

**P/25/05/06 PLANNING DECISIONS RECEIVED**

<a href="#"><u>25/0259/DOC</u></a>	Raleigh House Mill Street Ottery St Mary EX11 1AF	<b>DISCHARGE OF CONDITION</b>
<a href="#"><u>25/0631/TCA</u></a>	1 Paternoster Row Ottery St Mary EX11 1DP	<b>TPO NOT REQUIRED</b>
<a href="#"><u>25/0438/FUL</u></a>	The Flat 3 - 5 Broad Street Ottery St Mary EX11 1BT	<b>REFUSED</b>
<a href="#"><u>25/0727/AGR</u></a>	Barrack Farm, Exeter Rd, OSM, EX11 1RE	<b>APPROVED</b>
<a href="#"><u>25/0757/AGR</u></a>	Holcombe Manor Farm Ltd Holcombe Lane Ottery St Mary EX11 1PG	<b>REFUSED</b>
<a href="#"><u>25/0923/DOC</u></a>	Fluxton Farm Fluxton Ottery St Mary Devon EX11 1RJ	<b>DISCHARGE OF CONDITION</b>

**P/25/05/07 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.

Chair's initials \_\_\_\_\_

**P/25/05/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:**

Reference	Applicant	Details
1) <b>25/0809/FUL</b>	Lawrence Arnold	Change of use from office/retail (class E) to 2no. new dwellings (class C3) on the 1st and 2nd floor including self-contained stairwell <b>1 Silver Street, OSM, EX11 1DB</b>
<b>Town Council comments;</b> The Town Council support this application, recognising the importance of preserving the retail space on the ground floor.		
2) <b>25/0411/FUL</b>	Mr Ivor Powell	Change of use from office/retail (class E) to 2no. new dwellings (class C3) on the 1st and 2nd floor including self-contained stairwell <b>3 Mill Lane, Alfington, EX11 1PF</b>
<b>The wording of the proposal on the agenda was incorrect. This was understood by the committee and a decision was based on the correct proposal.</b> <b>Town Council comments;</b> The Town Council support this application.		
3) <b>25/0282/FUL</b>	Mr I Snell	Proposed Grain Store & General-Purpose Agricultural Storage Building <b>Hayne Barton Farm, Seaway Lane, Tipton St John, EX10 0TE</b>
<b>Town Council comments;</b> The Town Council support this application.		
4) <b>25/0839/FUL</b>	Mr Maddicks	Proposed part change of use of ground floor, with shop remaining. Change of use of first floor from offices to two storey dwelling. Revised application of 24/1817/FUL <b>1 Broad Street, OSM, EX11 1BR</b>

**Town Council comments;**

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

The reduced retail premises falls well short of the provision of basic health and safety facilities

The Committee does not feel that the proposal is a suitable development for the location

The Committee also refers to the previous comments dated 03/10/24, with the exception of meeting National Described Space Standards (NDSS)

**P/25/05/0 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS**

**P/25/05/10 DATE OF THE NEXT MEETING: TBC**

Chair's initials \_\_\_\_\_

Meeting concluded at 17.55

Chair's initials \_\_\_\_\_

Chair's initials \_\_\_\_\_