

OTTERY ST MARY TOWN COUNCIL

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16 July 2025

Dear Councillors

I hereby give you notice that the **Planning meeting** of **OTTERY ST MARY TOWN COUNCIL** will be held at **18:30 on Monday, July 21, 2025, at Ottery St. Mary Town Council (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ).**

All members are hereby summoned to consider the matters detailed on the agenda below.

Yours faithfully

Jane Bushby

Ottery St Mary Town Council Admin

INFORMATION FOR MEMBERS OF THE PUBLIC/PRESS:

The law requires that public access is possible and not restricted, unless in the case of an agreed confidential session.

1. For members of the public/press that wish to speak at the meeting, under public participation, please raise your hand and wait for the Mayor/Chair to prompt you.
2. For those who have no visual access to the meeting, Members will state their name before speaking and voting.
3. For those who are unable to hear, the agendas and the minutes of the meeting will be available on the Council's website.
4. The order of business may be changed by a decision of the Council and by resolution without notice.

Note: Under the Openness of Local Government Bodies Regulations 2014, any members of the public are allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Mayor/Chair has the power to control public recording and/or reporting so it does not disrupt the meeting

Mobile Phones, Pagers and Similar Devices – All persons attending this meeting are required to turn off Mobile Phones, Pagers and Similar Devices. The Mayor/Chair may approve an exception to this request in special circumstances

Table of contents

21/07/2025 18:30 - 19:00

P/25/07/11 - Apologies for Absence 4

P/25/07/11 - Declarations and Disclosable Pecuniary Interests 4

P/25/07/11 - Admission to Meetings 4

P/25/07/11 - Reports, Correspondence and Items referred to the Committee 4

P/25/07/11 - Minutes 4

Attachments

2025-07-01 - Planning meeting - Draft Minutes 6

P/25/07/11 - Planning Decisions Received 4

P/25/07/11 - Public Participation 4

P/25/07/11 - To consider and determine observations on the following Planning Applications: 5

P/25/07/11 - To receive Councillors' questions relating to Planning Matters 5

P/25/07/11 - Date of the next meeting: TBC 5

Appendices 5

AGENDA

P/25/07/11 Apologies for Absence

To receive apologies for absence

P/25/07/12 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

P/25/07/13 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/25/07/14 Reports, Correspondence and Items referred to the Committee

P/25/07/15 Minutes

To receive the Minutes of the Planning Meeting of 1st July 2025 and to approve the signing of the Minutes by the Chair as a correct record

P/25/07/16 Planning Decisions Received

25/1111/FUL	9 Homefield Close, OSM, EX11 1HS	APPROVED WITH CONDITIONS
25/0846/FUL	8 Jesu Street Ottery St Mary EX11 1EU	APPROVED WITH CONDITIONS
25/1182/DOC	4 Cadhay House, Cadhay Lane, OSM, EX11 1WH	DISCHARGE OF CONDITION
25/0267/CPE	Cadhay Barton, Cadhay , OSM, EX11 1QY	CPE APPROVED
25/1238/FUL	39 Slade Close, OSM, EX11 1SZ	APPROVED WITH CONDITIONS

P/25/07/17 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.

P/25/07/18 To consider and determine observations on the following Planning Applications:

Reference	Applicant	Details
1)	25/1341/PIP	Kingsgreen Estates Ltd Permission in principle for up to 4 no. dwellings Lane east of Tipton Vale, Metcombe
2)	<u>25/1393/FUL</u>	Mr Henry Gater Proposed 1 no. new dwelling in grounds of existing dwelling (resubmission of 24/1706/FUL) East Hayes House, East Hill, OSM, EX11 1QH
3)	<u>25/1449/FUL</u>	Mr Jai Coombes Application for permission of drop-kerb and associated hardstanding to form 1 no. off street parking space 36 Longdogs Lane, OSM, EX11 1HU
4)	<u>25/1275/FUL</u>	Mrs Janice Aherne Demolish existing pavilion and construct new sports pavilion with raised decking and raised pedestrian walkway Tipton St John Cricket Pavillion, TSJ, EX10 0AF
5)	<u>25/0606/FUL</u>	Mrs Claire Howarth Alterations to roof to allow for creation of first floor. 2 The Orchard, TSJ, EX10 0AZ

P/25/07/19 To receive Councillors' questions relating to Planning Matters

P/25/07/20 Date of the next meeting: TBC

2025-07-01 - Planning meeting - Draft Minutes.pdf
25-1341-PIP (1).zip



Ottery St Mary Town Council

Minutes of the Planning meeting held on **Tuesday 01 July 2025** at **18:00**. 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 Vicky Johns (Mayor), John Green (Chair) & Janice Aherne. Six members of the public (two joined the meeting at 19.20)

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

P/25/07/01 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies received from Cllrs Copus, Grainger and Sneller

P/25/07/02 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 John Green	App 25/1192/FUL & 25/1193/ADV member of the Town Council
Cllr Vicky Johns	App 25/1192/FUL & 25/1193/ADV member of the Town Council
Cllr Janice Aherne	App 25/1192/FUL & 25/1193/ADV member of the Town Council App 25/1195/FUL personal interest declared. Cllr Aherne could be interested in using the facility

P/25/07/3 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/25/07/4 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

There were none

Chair's initials _____

P/25/07/5 MINUTES

To receive the Minutes of the Planning Committee of 9th June 2025 and to approve the signing of the Minutes by the Chair as a correct record

The minutes of the Planning Committee 9th June 2025 were signed by the Chair as a correct record.

P/25/07/6 PLANNING DECISIONS RECEIVED

<u>25/0602/FUL</u>	19 Shutes Mead, OSM, EX11 1EE	Approved with conditions
<u>25/0922/DOC</u>	Fluxton Farm, OSM, EX11 1RJ	Discharge of condition
<u>24/1208/FUL</u>	Higher Salston Lodge Ottery St Mary EX11 1RQ	Approved with conditions
<u>24/1209/LBC</u>	Higher Salston Lodge Ottery St Mary EX11 1RQ	Approved with conditions
<u>24/1724/FUL</u>	Tall Timbers Tipton St John Devon EX10 0AR	Approved with conditions
<u>25/0509/MOUT</u>	Land at Ottery Road, Feniton	Refused

P/25/07/07 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/25/07/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

IT WAS AGREED THAT APPLICATION 25/1195/FUL WAS DISCUSSED SECOND TO ACCOMMODATE MEMBERS OF THE PUBLIC WHO ATTENDED.

Reference	Applicant	Details
1) 25/0596/FUL	Mr Martin Nancekivell	Proposed agricultural building to rear young calves; installation of solar on the roof Gosford Pines Farm, Gosford, OSM, EX11 1LZ
The applicant spoke briefly in support of the application Town Council Comments; The Town Council support the application, subject to receipt of a report from the EDDC Historic officer and South West Water		
2) 25/1210/FUL	Mrs Ward	Loft conversion with rear dormer and front roof light 55 Yonder Street, OSM, EX11 1HF
Town Council Comments; The Town Council support the application subject to the recommendations of the EDDC Heritage Officer and the work being carried out during restricted hours, to protect the neighbours who share access. Hours of work – Monday to Friday 8am – 6pm, Saturday 8am – 1pm and no work, where noise is audible, on a Sunday and Bank holiday		
3) 25/1186/CPE	Mr P Fleming	Certificate of lawfulness for replacement of corrugated roof and new blockwork and cladded walls on western elevations Black Studio Land at Long Barton, Higher Metcombe, Aylesbeare
Town Council Comments; The Town Council are neutral.		
4) 25/1238/FUL	Richard & Tash Thomas-Still	Two storey side extension, roof lights and rear dormer to facilitate loft conversion, demolition of detached garage and single storey rear extension 39 Slade Close, OSM, EX11 1SZ
Town Council Comments; The Town Council support the application subject to; Suitable privacy measures taken ie frosted glass Consideration given to the time of year that hedges and trees are removed to protect nesting birds. The site to be checked for bird nests and work postponed until after birds have fledged EDDC officer to check that the building will not adversely overshadow the neighbours property		
5) 25/1192/FUL 25/1193/ADV	Ottery St Mary Town Council	Construction of a football foundation playzone, sports fencing, LED lighting and hard standing for spectators Advertising vinyl banners on fence Changing Rooms, Strawberry Lane, OSM, EX11 1RG

Chair's initials _____

Town Council Comments; The Town Council support this application			
6)	25/0783/FUL	Mr Jonathon Pyle	Proposal for an agricultural tied dwelling at Long Ash Farm, Feniton Long Ash Farm, Fenny Bridges, EX14 3BL
Town Council Comments; The Town Council do not support this application. The Town Council refer to previous comments made under application 24/0471 and would like to see reports from the EDDC Heritage Officer, an Arboriculturist report and South West Water			
7)	25/1139/FUL	Mr James Day	Proposed replacement windows at The Flat 3-5 Broad Street, OSM 3-5 The Flat, Broad Street, OSM, EX11 1BT
Town Council Comments; The Town Council whole heartedly support the application			
8)	25/1005/LBC	Amanda Hazlewood (Coaching Cottage Renovations)	Re-tile front elevation The Coaching Cottage, 4 The Fairmile, OSM, EX11 1LP
Town Council Comments; The Town Council support the application, subject to approval of the Heritage Officer			
9)	25/1278/PDQ	Mr Olliff	Prior approval (Class Q) for a change of use of 1no. agricultural buildings to 8 no. dwelling houses (Use Class C3) The Poultry Barn, Green Lane, Feniton, EX14 3BR
Town Council Comments; The Town Council reiterate their previous comments on application 25/0580/PDQ			
10)	25/1317/FUL	Mr & Mrs Wright	Proposed construction of single storey front extension with new access steps and addition of cladding 37 Raleigh Road, OSM, EX11 1TG
Town Council Comments; The Town Council support the application, subject to SWW (South West Water) recommendations			
11)	25/1195/FUL	Mr & Mrs Walker	Retrospective application for the change of use from agricultural land to dog exercising paddock to include the construction of the of 1.8 metre exercise area fence, two vehicle gates, one pedestrian gate, two car parking spaces, three dog waste disposal bins and a shelter Land at Holcombe Barton Farm, Holcombe Lane, OSM
This application was discussed second as three members of the public attended the meeting to object. Two members of the public spoke to raise concerns around access, traffic arrangements, parking, noise and visual impact, adverse impact on the environment and wildlife Town Council Comments;			

Chair's initials _____

The Town Council do not support this application based on the following;
 The application should be for a Change of Use and not a Full application.
 Application 07/0864 condition stated;
 The use of the land and buildings, the subject of the application, is restricted to an equine training and sales preparation service. The permission does not grant consent to use the site for general livery purposes or as a riding school or for any **other** purposes. (Reason – To protect the amenity of neighbours and to restrict the use of the site commensurate with the highway network)
 The Committee would like to query the number of car parking spaces. Did two exist prior to these changes?
 Concerns regarding the removal of trees and hedges to form the two entrances
 No biodiversity gain
 The Committee would like to see wildlife habitat and nature reports
 A shelter has been erected
 Concerns regarding highway issues: traffic generation, vehicular access, highway safety

12)	25/1328/TRE	Mrs Purdey Cade	T005 Oak: remove;replace with a pedunculate oak Land South of Exeter Road, OSM
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Town Council Comments;

The Town Council support the application. The Committee would like the replacement tree to be of a substantial size, minimum 8/10 ft tall, to be cared for, for infinity and if vandalised, a replacement planted

P/25/07/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

P/25/07/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.39

Signature of Chair	Date
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Chair's initials _____

Chair's initials _____