



Ottery St Mary Town Council

Minutes of the ORDINARY MEETING OF Planning meeting held on **Monday 21 July 2025** at **18:30**. The meeting was held in the **Ottery St. Mary Town Council Offices (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ)**

Present: Cllrs Richard Copus, Vicky Johns, John Green, Janice Aherne and Nick Sneller
In Attendance: Seven members of the public and Kerry Kennell, Town Clerk
Minute Taker: Kerry Kennell, Town Clerk

P/25/07/11 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies were noted from Cllr Grainger.

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

Cllr Sneller	No interests declared.
Cllr Aherne	Agenda item P/25/07/11. Cllr Aherne declared an ORI in relation to application 25/1275/FUL. It was noted that Cllr Aherne is a resident of Tipton St John.
Cllr Green	No interests declared.
Cllr Johns	No interests declared.
Cllr Copus	No interests declared.

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

There were none.

The following item was discussed at the end of the meeting:

P/25/07/14 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

An email was received from Feniton Parish Council requesting that the Council expand their reasons for objection in relation to application 25/1278/PDQ which was discussed at the

Chair's initials _____

Planning Committee meeting on 1st July. It was AGREED a revised comment will be submitted to EDDC to say the Council object on the following grounds:

1. Unsustainable Access and Highway Safety

- The proposed development would result in increased vehicle access onto and off a single-track road, which lacks a footpath and is not suitable for additional traffic.
- The road conditions raise serious concerns for pedestrian and highway safety, particularly for vulnerable road users.
- The location is not sustainable in terms of transport infrastructure, with limited access to public transport and essential services.

2. Outside the Built-Up Area Boundary

- The site lies outside the defined built-up area boundary and is therefore considered open countryside under planning policy.
- Development in this location is contrary to the principles of sustainable development and does not align with the current or emerging Local Plan.

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

The minutes of 1st July were approved and signed by the chair as a true record of the meeting.

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

Chair's initials _____

			Lane east of Tipton Vale, Metcombe
<p>Four members of the public spoke in relation to the application. <i>Cllr Green left the meeting.</i> A lengthy discussion took place. The Council do not support to the application for the following reasons:</p> <p>1. Flood Risk and Drainage The proposed site acts as a natural flood storage area, and development would reduce its capacity to absorb excess water. The site is located upstream of key flood risk areas in the village, including the school and main road, increasing the likelihood of downstream flooding. The Council is particularly concerned about the increased frequency of intense rainfall events, which will exacerbate the risk. There is a knock-on effect on Fluxton Road, which is a vital route connecting the village to Ottery St Mary and is at risk of being cut off.</p> <p>2. Highway Safety and Access The road adjacent to the site is narrower than indicated on planning maps, raising concerns about safe access and increased traffic. The development would add to existing highway safety concerns in the village.</p> <p>3. Environmental and Biodiversity Impact The site lies within or adjacent to a County Wildlife Site, with known presence of bats. The development would result in the loss of biodiversity and damage to the local ecosystem. There are two mature oak trees on the site. The Council is concerned about potential damage to their root systems, which could compromise their structural integrity. It is unclear whether these trees are protected by Tree Preservation Orders (TPOs); the Council understands that EDDC is currently investigating this.</p> <p>4. Conflict with Local and Emerging Planning Policy The proposed development is outside the defined built-up area boundary and is not allocated for housing in the current or emerging Local Plan. The application proposes four detached houses, estimated to be priced between £400,000–£500,000, with no provision for affordable housing—despite a clear local need for such housing in Tipton St John. For the reasons outlined above, Ottery St Mary Town Council strongly recommends refusal of this application. The proposal poses unacceptable risks to flood safety, biodiversity, highway safety, and conflicts with local planning policy.</p>			
2)	25/1393/FUL	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
<p>The Council do not support this application. The Council notes that the current proposal appears substantially unchanged from the previous application submitted last year, and therefore reiterates its original concerns:</p> <p>1. Location Outside the Development Boundary The site lies outside the defined built-up area boundary and is designated as open countryside. Development in this location is contrary to both the Local Plan and principles of sustainable development.</p> <p>2. Agricultural Land Use</p>			

Chair's initials _____

The land in question is currently agricultural, and the Council sees no justification for its change of use to residential development.

3. Drainage Concerns

The application provides insufficient evidence regarding foul drainage arrangements. While the applicant has responded to this point, the Council remains concerned about the adequacy and long-term sustainability of the proposed solution.

4. Highway and Access Issues

The proposed development would introduce a large residential dwelling into an area served by narrow country lanes in both directions. Increased traffic and access movements would pose a risk to highway safety, especially given the lack of footpaths and limited visibility.

5. Reliance on Supporting Statements

The Council notes that the application relies heavily on a carer's report to justify the need for the development but does not consider this sufficient planning justification for a new dwelling in open countryside.

3)	25/1449/FUL	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
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The Council does not object to the dropped kerb in principle, but recommends that:

- The hardstanding area should be constructed using porous materials to allow water to drain through.
- Sufficient drainage channels should be incorporated into the design to manage surface water effectively and prevent flooding or pooling.

4)	25/1275/FUL	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
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Cllr Aherne left the meeting.

The Council support this application.

Cllr Aherne joined the meeting.

5)	25/0606/FUL	Mrs Claire Howarth	Alterations to roof to allow for creation of first floor. 2 The Orchard, TSJ, EX10 0AZ
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The Council support the application but recommends that:

1. A suitable mitigation strategy for bats must be in place, in accordance with ecological guidance and any relevant survey findings.
2. Construction Working Hours - To minimise disruption to local residents, construction activity should be restricted to the hours of 8.00am to 6.00pm on weekdays and 8.00am until 1pm on Saturdays.

P/25/07/19 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none.

P/25/07/20 DATE OF THE NEXT MEETING: 18TH AUGUST 2025 AT 6.30PM

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Meeting concluded at 19:30

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