



## Ottery St Mary Town Council

Minutes of the ORDINARY MEETING OF Planning meeting held on **Monday 18 August 2025** at **18:32**. 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 (Chair), Richard Copus (Deputy Chair), Vicky Johns, Janice Aherne & Sarah Martin  
Minute Taker: Ottery St Mary Town Council Admin – Jane Bushby

### **P/25/08/01 APOLOGIES FOR ABSENCE**

To receive apologies for absence

Apologies received from Cllr Nick Sneller

### **P/25/08/02 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 Grainger	No declaration made
Cllr Richard Copus	No declaration made
Cllr Vicky Johns	No declaration made
Cllr Janice Aherne	No declaration made
Cllr Sarah Martin	No declaration made

### **P/25/08/03 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

### **P/25/08/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE**

- 1) APPEAL REF: APP/U1105/W/25/3369603 - Land At Slade Farm Slade Road Ottery St Mary - Appeal notice
- 2) 25/0030/TPO - Land East of Tipton Vale, Metcombe - Tree Preservation Order

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

**P/25/08/05 MINUTES**

To receive the Minutes of the Meeting of the Town Council of 21st July 2025 and to approve the signing of the Minutes by the Chair as a correct record

The minutes were signed by the Chair as a correct record.

**P/25/08/06 PLANNING DECISIONS RECEIVED**

<a href="#"><u>25/1126/OHL</u></a>	Land Adjacent Gosford House, Gosford, OSM	<b>Circular 14/90 - No objections</b>
<a href="#"><u>25/1250/NMA</u></a>	8 Hayne Park Tipton St John Devon EX10 0TA	<b>Closed</b>
<a href="#"><u>24/1833/FUL</u></a>	99 Thorne Farm Way Ottery St Mary EX11 1GU	<b>Approval with conditions</b>
<a href="#"><u>25/1317/FUL</u></a>	37 Raleigh Road, OSM, EX11 1TG	<b>Approval with conditions</b>
<a href="#"><u>25/1139/FUL</u></a>	3-5 The Flat Broad Street, OSM, EX11 1BT	<b>Approval with conditions</b>
<a href="#"><u>25/1210/FUL</u></a>	55 Yonder Street, OSM, EX11 1HF	<b>Refused</b>
<a href="#"><u>25/0282/FUL</u></a>	Hayne Barton, Farm Seaway Lane, TSJ, Devon EX10 0TE	<b>Approval with conditions</b>
<a href="#"><u>25/1278/PDQ</u></a>	The Poultry Barn Green Lane Feniton EX14 3BR	<b>PDQB Prior Approval refused</b>
<a href="#"><u>25/1499/DOC</u></a>	Raleigh House, Mill Street, OSM, EX11 1AF	<b>Discharge of condition</b>
<a href="#"><u>25/1005/LBC</u></a>	The Coaching Cottage, 4 The Fairmile, OSM, EX11 1LP	<b>Approval with conditions</b>

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

Reference	Applicant	Details
1) <a href="#">25/1473/TCA</a>	Mr Maurice Molloy	Sweet Chestnut - fell 17 Silver Street, OSM, EX11 1DB
<b>Town Council comments;</b> The Town Council do not support the application since a tree report has not been included, which would provide justification for the work to be carried out.		
2) <a href="#">25/1492/TRE</a>	Mr & Mrs Gambier	3511: Western Red Cedar - reduce live growth on split section by 3-4m. Reason: see attached arb report for full details. 2 Tipton Lodge Lane to Bank End, TSJ, EX10 0AW
<b>Town Council comments;</b> The Town Council support the application subject to the applicant following the advice given in the tree report.		
3) <a href="#">25/1495/FUL</a>	Miss E Pusey	Demolition of detached garage and store room and replacement two storey garage/office Pinetrees, Exeter Road, OSM, EX11 1LH
<b>Town Council comments;</b> The Town Council support the application subject to the applicant following the advice given in the EDDC officers report. The Town Council would like to see a condition that the building can not be sold as a separate residence.		
4) <a href="#">25/1320/FUL</a>	Mr & Mrs Arthur	Erection of an oak framed annex ancillary to the main dwelling and change of use of land to residential. Lancercombe House, Lancercombe, EX10 0JX
<b>Town Council comments;</b> The Town Council do not support this application based on the following; The property is in the open countryside in an area of natural beauty The Town Council would have preferred to see two separate applications ie Change of Use and then the application to erect an annexe A full tree survey has not been provided This application does not satisfy the previous objections raised in application 24/0639/FUL		
5) <a href="#">25/1513/VAR</a>	Mr Malcolm Hilton	Variation of condition 2 (approved plans), from planning permission 24/2154/FUL (Replacement of rear conservatory and bay window with larger flat roof conservatory with roof lights; new juliette balcony to bedroom window), to reduce the size of the new conservatory so as not to increase the original footprint and add a pitched roof, lower aluminium windows and bifolding doors. 8 Hayne Park, TSJ, EX10 0TA
<b>Town Council comments;</b> The Town Council support the application		

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

6)	25/1605/AGR Prior notification	Mr Thomas Fry	Prior approval for hay, straw and machinery storage building Straitgate Farm, Exeter Road, OSM, EX11 1LG
<b>Town Council comments;</b> The Town Council support the application subject to rain water harvesting as recommended in the South West Water report			
7)	<a href="#">25/1586/FUL</a>	Mr S Tatchell	Demolition of original garage conversion and replacement with side extension, rear extension including ground floor terrace, first floor balcony & roof extension. Cladding to existing brickwork on front, side & rear elevations. 45 Oak Close, OSM, EX11 1BB

**Town Council comments;**

The Town Council support the application subject to the applicant following the recommendations in the Ecology Report

**P/25/08/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS**

There were none

**P/25/08/10 DATE OF THE NEXT MEETING: TBC**

Meeting concluded at 19.05

Cllr Richard Grainger (Chair)	Signature
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Chair's initials \_\_\_\_\_