

OTTERY ST MARY TOWN COUNCIL

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13 August 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, August 18, 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 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.

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 Chair may approve an exception to this request in special circumstances

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AGENDA

P/25/08/01 Apologies for Absence

To receive apologies for absence

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

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

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

P/25/08/06 Planning Decisions Received

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

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.

P/25/08/08 To consider and determine observations on the following Planning Applications:

Reference	Applicant	Details
1) 25/1473/TCA	Mr Maurice Molly	Sweet Chestnut - fell 17 Silver Street, OSM, EX11 1DB
2) 25/1492/TRE	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
3) 25/1495/FUL	Miss E Pusey	Demolition of detached garage and store room and replacement two storey garage/office Pinetrees, Exeter Road, OSM, EX11 1LH
4) 25/1320/FUL	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
5) 25/1513/VAR	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
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
7) 25/1586/FUL	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

P/25/08/09 To receive Councillors' questions relating to Planning Matters**P/25/08/10 Date of the next meeting: TBC**

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Date: 28 July 2025
Please contact: Mr R Capon (01395 517521)
E-mail: Planningappeals@eastdevon.gov.uk
Our Reference: **24/2515/PIP**



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Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr Simon Wagemakers (Ambergate Planning & Development)

APPEAL REF: APP/U1105/W/25/3369603

PROPOSAL: Permission in principle for residential development of up to 9 dwellings

LOCATION: Land At Slade Farm Slade Road Ottery St Mary

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the East Devon District Council to refuse to grant planning permission for the proposed development.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. **If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>.**

If you do not have access to the internet, please send your comments to the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN.

All representations must be received by 28 August 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.** Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can view the appeal documents for this application on our website:
www.eastdevon.gov.uk.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from the Council on request.

When made, the decision will be published online at <http://acp.planninginspectorate.gov.uk>

Yours faithfully

R Capon

**Senior Technical Officer
Development Management**

Memo



To: Clerk To Ottery St Mary Town Council

From: Arboricultural Team

Your Ref:

Our Ref: 25/0030/TPO

Date: 31 July 2025

SUBJECT:

TREE PRESERVATION ORDER

PROPOSAL: Land East of Tipton Vale, Metcombe

TPO NO: 25/0030/TPO

I would like to inform you that the above Tree Preservation Order has been made which effects land which you may own or managed.

Should you require any further information, please do not hesitate to contact the team.

Arboricultural Team
Countryside Services