



Ottery St Mary Town Council

Minutes of the Planning meeting held on **Tuesday 21 October 2025 at 18:31**. 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 (Mayor) and Sarah Martin

One member of public attended. Cllr Peter Faithfull joined the meeting at 19.00. Cllr Faithfull is not a member of the Planning Committee.

Minute Taker: Jane Bushby Ottery St Mary Town Council Admin

P/25/10/01 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies were received from Cllr Janice Aherne

P/25/10/02 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 Sarah Martin	No declaration made

P/25/10/03 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/25/10/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- a) Notification of Tree works considered an exemption to TPO 79/0002/TPO 1 Tipton Lodge, Tipton St John, Sidmouth, EX10 0AW – notice had been circulated to the Committee
- b) To review the Pre Application Policy and agree any recommendations, where appropriate. A review was carried out by the Committee. The Committee recommended that no changes were required.

Chair's initials _____

P/25/10/05 MINUTES

To receive the Minutes of the Planning Meeting of the Town Council of 30th September 2025 and to approve the signing of the Minutes by the Chair as a correct record.

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

P/25/10/06 PLANNING DECISIONS RECEIVED

<u>25/0596/FUL</u>	Gosford Pines Farm Gosford Ottery St Mary EX11 1LX	Approval with conditions
<u>25/1709/FUL</u>	Cadhay Barton Cadhay Ottery St Mary Devon EX11 1QY	Approval with conditions
<u>25/1192/FUL</u>	Changing rooms, Strawberry Lane, OSM, EX11 1RG	Approval with conditions
<u>25/1275/FUL</u>	Tipton St John Cricket Pavilion, Tipton St John, EX10 0AF	Approval with conditions
<u>25/1341/PIP</u>	Land East Of Tipton Vale Metcombe	PIP Grant of Permission in Principle
<u>25/1795/AGR</u>	Metcombe Green, Higher Metcombe, OSM, EX11 1SS	Deemed Consent
<u>25/1700/FUL</u>	11 Washbrook View Ottery St Mary Devon EX11 1EP	Approval with conditions

P/25/10/07 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/25/10/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) <u>25/1930/FUL</u> <u>25/1931/LBC</u>	Ben & Victoria Smith	Proposed demolition of lean-to extension to the north of the main dwelling and the construction of a replacement; conversion of attached agricultural buildings to form extension to existing dwelling with the demolition and rebuild of the lean-to extension to the north of the rear barn, change of use of agricultural

Chair's initials _____

			yard to residential garden (extension to curtilage), partial demolition of 2 no. barns and demolition of 1 no. bar Halls Farm, Higher Metcombe, OSM, EX11 1SS
Town Council comments; The Town Council were unable to consider application 25/1930/FUL due to the inability to view the application on the EDDC planning portal. EDDC planning department were unresponsive when contact made. 25/1931/LBC The Town Council do not support this application based on the following; Reference made to Historic England listing number 1213329 Jan 1974; This List entry helps identify the building designated at this address for its special architectural or historic interest. Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building. For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948. The proposed alterations include buildings within the curtilage. The property is listed at Grade II* recognising its high levels of architectural and historic significance and forms the top 8% of all listed buildings in England. Grade II* is in respect of ancient quality of construction and the proposed changes would affect this. The Town Council can not support Change of Use from agricultural land to residential as it affects the character of the listed site.			
2)	25/2000/FUL	Callum Dyckes	Formation of off road parking 3 Bridgefield, OSM, EX11 1HL
Town Council comments; The Town Council support the application subject to DCC highways approval.			
3)	25/1973/FUL	Mr & Mrs Morgan	First floor extension to dwelling Little Waxway, OSM, EX11 1QD
Town Council comments; The Town Council support the application, noting the comprehensive bat survey and comments of Natural England.			
4)	25/1997/FUL	Mr & Mrs Badek	Demolition of existing garage extension. Construction of two storey side and rear extensions, replacement porch, alteration to fenestration and new detached garage 3 Orchard Close, OSM, EX11 1HT
Town Council comments; The Town Council support the application.			
5)	25/1746/FUL	Mr David Huxtable	Replacement garage Crosshills Lodge, Lancercombe, Sidmouth, EX10 0JX

Chair's initials _____

Town Council comments;

The Town Council support the application and would like to see provision for rain water harvesting ie installation of a water butt.

6)	25/1998/VAR	Mr Sellick & Miss Hill	Retrospective Variation of condition 1 (approved plans) and removal of condition 5 (materials) on planning permission 24/1390/FUL (Proposed detached garage and store), to include additional windows to the garage and store and receipt of a schedule of materials. Long Range, Whimple, EX5 2QT
----	-----------------------------	------------------------	---

Town Council comments;

The Town Council do not support this application. The building can be completed without the removal of condition 5. The reason for Condition 5 stated; To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan 2013-2031.

P/25/10/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

A copy of the Ottery St Mary Interim Conservation Area Report had previously been submitted to the Committee. Cllr Copus offered to prepare a draft review document for discussion. The Committee resolved that a review should be carried out.

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

Meeting concluded at 19.31

Signed Chair:	
Date:	

Chair's initials _____

Chair's initials _____