



## Ottery St Mary Town Council

Minutes of the ORDINARY MEETING OF Full Council Meeting [In-person] held on **Monday 02 February 2026** at **19:00**. The meeting was held in the **Ottery St. Mary Town Council**

Present: Cllrs Vicky Johns (Mayor), Dean Stewart (Deputy Mayor), Peter Faithfull, Richard Grainger, Richard Copus, Nick Sneller, Janice Aherne, Ben Feasey, Sarah Martin and Robyn Bennett  
In Attendance: DCC Cllr Jess Bailey, PCSO Sims, Kerry Kennell (Town Clerk) and six members of the public  
Minute Taker: Kerry Kennell, Town Clerk

### **C/26/02/01 APOLOGIES FOR ABSENCE**

To receive apologies for absence

Apologies were noted from EDDC Cllr Collins.

### **C/26/02/02 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 Martin	No interests declared.
Cllr Bennett	No interests declared.
Cllr Copus	No interests declared.
Cllr Faithfull	No interests declared.
Cllr Peka	No interests declared.
Cllr Aherne	Agenda item 16– Cllr Aherne declared an 'affects NRI' as a resident of Tipton St John.
Cllr Sneller	No interests declared.
Cllr Feasey	No interests declared.
Cllr Grainger	No interests declared.
Cllr Stewart	No interests declared.

### **C/26/02/03 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

It was **RESOLVED** that Agenda item C/26/02/13.2 To consider (and approve if appropriate) recommendations from the committee would be discussed in Confidential Session as they include information relating to the organisation finances. It was **RESOLVED** that

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C/26/02/15.2 To consider (and approve if appropriate) recommendations from the Committee in relation to the Museum would be discussed in Confidential Session.

**C/26/02/04 PUBLIC PARTICIPATION**

To allow members of the public present to submit questions/comments for consideration  
Individual contributions will be limited to 3 minutes

It was AGREED that members of the public could speak in relation to the agenda items that they were interested in.

**C/26/02/05 MINUTES**

To receive the Minutes of the Meeting of the Town Council of 12th January 2026 (*minute refs C26/01/01-C26/01/33*) and to approve the signing of the Minutes by the Mayor as a correct record

The minutes of 12<sup>th</sup> January were approved and signed by the Mayor as a correct of the meeting.

**C/26/02/06 TO RECEIVE REPORTS FROM THE EDDC AND DCC COUNCILLORS**  
(if any)

EDDC Cllr Collins sent her apologies that she was unable to send a report due to illness.

EDDC Cllr Johns sent a written report.

DCC Cllr Bailey reported on the impact of Tuesday's major storm, confirming that flood defences in Ottery held and that the embankment works carried out by Otter Mill had provided significant protection. Although large-scale evacuations had been anticipated, these were avoided, but there were major issues affecting roads, local businesses, homeowners, and Tipton St John Primary School, where the main classroom was left under a foot of water—less than three years since the school was last affected. Maple Classroom has also flooded, causing wider disruption across the school. DCC officers will be attending the site daily. A small number of properties in Fenny Bridges have flooded. The road between Tipton and the Bowd will remain closed for an extended period. A new scheme needs to be designed and negotiated with the landowner, and although this will involve considerable work, Cllr Bailey acknowledged the inconvenience and will seek to expedite progress. Chineway drainage works have been postponed. Cllr Bailey will also ensure DCC officers are fully aware of concerns regarding the road closure at Cadhay Lane.

Cllr Grainger recorded the Council's appreciation for the remarkable efforts of Tipton St John residents, who worked quickly to restore the playing fields. Their response demonstrated exceptional community spirit, and the Council commends their hard work. It was suggested that improved signage be considered by DCC, warning drivers earlier that the road into Tipton is closed, including from the opposite direction.

Cllr Bailey will ask the Cabinet Member responsible for Highways to respond directly to a resident involved in a recent accident at a site where the road markings are faded. PCSO Sims raised concerns about missing road markings in Ottery, including several give-way lines. Particular concern was raised regarding Brook Street, where missing give-way signs and unclear priority—especially at the junction from Jesu Street which are causing confusion and unsafe movements, with some drivers unintentionally cutting across the square. PCSO Sims will email further details to Cllr Bailey. The Clerk will write to emphasise the concern raised previously.

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EDDC Cllr Faithfull gave a verbal report.

**C/26/02/07 TO REVIEW THE EFFECTS OF THE RECENT FLOODING ON RESIDENTS AND IDENTIFY ANY REQUIRED ACTIONS**

Recent flooding was discussed and the following issues will be reported:

- Kennaway Road – A blocked culvert has been reported before Coleridge Road. Further investigation by DCC is required.
- Tipton St John – Storm Drains – Residents reported water rising through the storm drains, which they believe have not been cleaned for several years. It was AGREED to report this to DCC Highways and escalate the matter to Cllr Bailey.
- Bank, Cadhay Bridge Area – Significant concern was raised regarding the point where the River Otter and River Tale meet and wash across the fields, posing a serious risk near the substantial road bridge. Members noted that the current river channel does not appear to be having any effect. The Environment Agency has advised contacting the landowner. Cllr Faithfull is in discussion with DCC; it was noted that the Tale sits approximately three feet lower than the River Otter. Residents or the landowner were advised to raise the matter via the Environment Agency incident hotline.

Tipton St John –Councillors noted the flooding issues in the village and recognised the valuable role played by Dave Wheelan, commending the excellent communication from EDDC during the incident. Work will be needed to reinstate the play area, and the Council may need to provide support. Location for the flood recovery boxes in Tipton St John will be considered by Cllr Aherne.

**C/26/02/08 TO CONSIDER WHETHER THE COUNCIL WISHES TO INVESTIGATE THE FEASIBILITY OF ARRANGING A GATE TO PLATE EVENT IN OTTERY ST MARY, POTENTIALLY WITH SUPPORT FROM EDDC**

It was **RESOLVED** that the Council will investigate with EDDC the feasibility of arranging a Gate to Plate event in Ottery St Mary.

**C/26/02/09 TO RECEIVE AN UPDATE FROM TALATON PARISH COUNCIL IN RELATION TO THE INSTALLATION OF VEHICLE ACTIVATED SIGNS IN FAIRMILE**

There is no update.

**C/26/02/10 TO CONSIDER CONCERNS WITH REGARDS TO HEDGEROW REMOVAL WITHIN THE PARISH AND TO MAKE DECISIONS AS APPROPRIATE**

Residents raised concerns that a planning application has been submitted. The two action groups at Gerway plan to unite to respond to both planning applications in the area. The Mayor clarified that the Council should only discuss the hedgerow removal. Visual impact statement – attacking inspectorates decision. EDDC have responded to the letter from the Council regarding the illegal removal of the hedgerow. It was AGREED the Clerk will write to EDDC to ask what their next step is regarding this.

*Cllr Bailey left the meeting.*

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**C/26/02/11 TO CONSIDER PAYING FOR ONE PAGE PER MONTH IN THE OTTERY GAZETTE AND MAKE DECISIONS AS APPROPRIATE**

It was **RESOLVED** to pay for one page per month in the Ottery Gazette.

**C/26/02/12 PLANNING**

**C/26/02/12.1 TO NOTE THE MINUTES OF 26TH JANUARY 2026 (MINUTE REFS P/26/01/11-P26/01/20)**

The minutes of 26<sup>th</sup> January 2026 were noted.

**C/26/02/12.2 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:**

Reference:	Applicant:	Details:
25/1930/FUL	Ben and Victoria Smith Halls Farm Higher Metcombe Ottery St Mary EX11 1SS	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 yard to residential garden (extension to curtilage), partial demolition of 2 no. barns and demolition of 1 no. bar

The Council does not support this application. It supports the viewpoint of Historic England and their significant, well-founded concerns. The building forms part of the curtilage associated with the heritage asset, and this must be given appropriate weight. The comments from Historic England appear to have been disregarded. Historic England has expressed clear dissatisfaction with the proposal, and the Council shares their concerns. The site relates to a Grade II\* listed building, and the proposals are considered to constitute overdevelopment that would adversely affect the character and setting of the Grade II\* listing.

It was noted that no meaningful changes have been made since the previous refusal. The same issues remain unresolved, including concerns relating to the proposed glazing, impact on the surrounding countryside, and insufficient information regarding foul drainage assessment. The proposal appears, if anything, to be further from an acceptable or desired outcome than the previously rejected application.

It was **AGREED** that the Planning committee will ask EDDC to investigate whether a building on the curtilage of the site has been removed without permission.

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25/1931/LBC	Ben and Victoria Smith Halls Farm Higher Metcombe Ottery St Mary EX11 1SS	Proposed demolition of lean-to extension to the north of the main dwelling and the construction of a replacement; demolition of the lean-to extension to the north of the rear barn and construction of a replacement, conversion of attached agricultural buildings to form extension to existing dwelling, changes to fenestration of the barns and re-roofing.
<p>The Council does not support this application. It supports the viewpoint of Historic England and their significant, well-founded concerns. The building forms part of the curtilage associated with the heritage asset, and this must be given appropriate weight. The comments from Historic England appear to have been disregarded. Historic England has expressed clear dissatisfaction with the proposal, and the Council shares their concerns. The site relates to a Grade II* listed building, and the proposals are considered to constitute overdevelopment that would adversely affect the character and setting of the Grade II* listing.</p> <p>It was noted that no meaningful changes have been made since the previous refusal. The same issues remain unresolved, including concerns relating to the proposed glazing, impact on the surrounding countryside, and insufficient information regarding foul drainage assessment. The proposal appears, if anything, to be further from an acceptable or desired outcome than the previously rejected application.</p> <p>It was AGREED that the Planning committee will ask EDDC to investigate whether a building on the curtilage of the site has been removed without permission.</p>		

**C/26/02/13 FINANCE AND STRATEGIC PLANNING COMMITTEE**

**C/26/02/13.1 TO NOTE THE MINUTES OF THE MEETING OF 20TH JANUARY 2026 (MINUTE REFS FSP/26/01/01 - FSP/26/01/13)**

The minutes of 20<sup>th</sup> January 2026 were noted.

**C/26/02/13.2 TO CONSIDER (AND APPROVE IF APPROPRIATE) RECOMMENDATIONS FROM THE COMMITTEE**

It was **RESOLVED** that:

- £2,000 is awarded to Hospiscare
- £2,000 is awarded to the Ottery St Mary Bowling Club

It was **AGREED** that:

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- the final draft of the Strategy and Budget document is approved by the Finance Committee
- the Council will apply to become a Town of Culture by 31<sup>st</sup> March.

**C/26/02/14 COMMUNITY INFRASTRUCTURE COMMITTEE**

**C/26/02/14.1 TO NOTE THE MINUTES OF 19TH JANUARY 2026 (MINUTE REFS CI/26/01/01-CI26/01/20)**

The minutes of 19<sup>th</sup> January 2026 were noted.

**C/26/02/15 OPERATIONS COMMITTEE**

**C/26/02/15.1 TO NOTE THE MINUTES OF 26TH JANUARY 2026 (MINUTES REFS O/26/01/01 - O/26/01/16)**

The minutes of 26<sup>th</sup> January 2026 were noted.

**C/26/02/15.2 TO CONSIDER (AND APPROVE IF APPROPRIATE) RECOMMENDATIONS FROM THE COMMITTEE**

*Under s.1 (2) of the Public Bodies (Admission to Meetings) Act 1960, the council resolved to exclude the press and public from the meeting since publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.*

It was AGREED that the Clerk will seek advice regarding two areas of concern at the Museum. A meeting will then be arranged with the Heritage Society to discuss the findings.

*The confidential session ended.*

**C/26/02/16 TO RECEIVE AN UPDATE REGARDING THE PROPOSAL TO TRANSFER TIPTON ST JOHN CHURCH OF ENGLAND PRIMARY SCHOOL TO THORNE FARM, OTTERY ST MARY**

There is no update.

**C/26/02/17 TO RECEIVE AN UPDATE REGARDING THE COLERIDGE PRE-SCHOOL BUILDING AND MAKE RECOMMENDATIONS/DECISIONS AS APPROPRIATE**

There is no update.

**C/26/02/18 COMPLIANCE WITH ASSERTION 10 – SECURE USE OF PERSONAL DEVICES FOR COUNCIL BUSINESS**

To review and agree on measures ensuring compliance with Assertion 10 regarding the secure handling of council information when councillors use personal devices.

It was noted that as Councillors continue to use their own devices a Bring Your Own Device Policy will need to be adopted at the next meeting.

**C/26/02/19 TO NOTE THE CURRENT SITUATION REGARDING LOCAL GOVERNMENT REORGANISATION AND MAKE DECISIONS AS APPROPRIATE**

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Cllrs Aherne and Faithfull attended a meeting at Honiton Town Council looking at the town and parish Councils working together. The Clerk is attending a meeting with EDDC to receive an update.

**C/26/02/20 TO CONSIDER CORRESPONDENCE REGARDING A NIGHT BUS AND MAKE DECISIONS AS APPROPRIATE**

There was no response.

**C/26/02/21 TO CONSIDER NEXT STEPS TO AGREE PROPOSED AREAS FOR INSTALLATION OF 20MPH ZONE OUTSIDE OF THE TOWN AND TO MAKE DECISIONS AS APPROPRIATE**

There is no update.

**C/26/02/22 CONFIRMATION OF DECISIONS MADE UNDER THE SCHEME OF DELEGATION**

It was noted that Cllrs Johns, Stewart and Grainger gave delegated authority for an application to be made to for emergency flood aids, predominantly for Tipton St John and other flood affected areas within the parish.

**C/26/02/23 FINANCIAL MATTERS**

To consider and approve the January 2026 Receipts and Payments and Reconciliation reports

It was **RESOLVED** to approve the January 2026 Receipts and Payments and Reconciliation reports. *Cllr Faithfull abstained.*

**C/26/02/24 TO CONSIDER REPORT FROM THE MAYOR**

The Mayor sent a written report. Thanks were noted to Emma Grainger for organising the recent wassail event at Land of Canaan which was attended by approximately 50 people.

**C/26/02/25 TO CONSIDER REPORT FROM THE TOWN CLERK**

The Clerk reminded all councillors that the supporting information for each meeting is available on Teams. Councillors should read this information prior to the meeting. If they have any difficulties accessing the information they should contact the Clerk prior to the meeting.

**C/26/02/26 TO NOTE ANY SPECIFIC CORRESPONDENCE RECEIVED**

Communication from DALC regarding nominations for a garden party at Buckingham Palace was noted. Any nominations will be sent to the Clerk by Monday 9<sup>th</sup> February.

**C/26/02/27 TO NOTE ANY REPORTS PREVIOUSLY E-MAILED BY COUNCILLORS OF MEETINGS ATTENDED**

A report of the Local Government Reorganisation meeting arranged by Honiton Town Council from Cllr Aherne was noted.

**C/26/02/28 COUNCILLORS QUESTIONS ON COUNCILLORS BUSINESS**

It was AGREED that muddy water coming off the fields at Chineway will be reported to the Land Management team at the Environment Agency.

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It was noted that the blocked drains at Paternoster Row have been reported to DCC and escalated to DCC Cllr Bailey and the Neighbourhood Highways Officer.

The Clerk will establish ownership of a broken bench at Gosford Road.

*Under s.1 (2) of the Public Bodies (Admission to Meetings) Act 1960, the council resolved to exclude the press and public from the meeting since publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.*

It was AGREED that the Clerk will write to a local business owner regarding their property.

*The Confidential Session ended.*

Cllr Copus advised that an old sign has gone missing from Wiggaton

It was noted that the path at the Land of Canaan is very muddy and needs to be kept clear.

The channels should be cleared out at the same time and then cleared regularly.

It was noted about the water which lies on Alfington Road at the bottom of Holcombe Lane.

The regular flooding at Iron Bridge affects entry to the parish. Although Gittisham Parish

Council have purchased a measuring gauge cars are still becoming stranded in the

floodwater, which in turn blocks the road when the water subsides. The Clerk will write to

National Highways, DCC Highways and Gittisham Parish Council to see whether anything can be done regarding this.

Cllr Grainger attended the Snowdrop Festival in Alfington and praised the hard work raising money for the church/village hall.

Pattersons Cross – Concern raised regarding ongoing issues at the junction. A query was made about the possibility of installing a webcam. This suggestion will be referred to Highways.

Mud and debris continue to create a slip hazard opposite the entrance to the Otter Garden Centre car park. It was AGREED to write to DCC Highways to ask whether any action is planned.

Two problematic sections identified near the Fluxton road - the highest point past Salston, and the stretch between the sewage works and Tipton Vale have significant standing water due to the absence of drains. The Council will ask DCC whether any measures could be taken to improve water clearance.

Cllr Faithfull asked if the Full Council meeting could be moved from the first Monday of the month to the second. This prompted a wider discussion regarding times of meetings. It was AGREED that the Clerk will send out a survey to gather information on councillors preferences for meeting day and times. The results can be considered when the meeting schedule is agreed for 2026/27 in May.

**C/26/02/29 DATE OF THE NEXT MEETING: MONDAY 2ND MARCH 2026**

Reports & Appendix 1

Meeting concluded at 21:15

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