



Ottery St Mary Town Council

Minutes of the Planning Meeting held on **Tuesday 06 January 2026** at **18:30**. The meeting was held in the **Station Community Hub, Mill Street, Ottery St Mary, EX11 1AH**

Present: Ottery St Mary Town Council Admin, Cllrs Richard Grainger (Chair), Richard Copus (Deputy Chair) , Vicky Johns (Mayor) , Peter Faithfull, Janice Aherne, Ottery St Mary Town Council Clerk

Minute Taker: Jane Bushby - Ottery St Mary Town Council Admin

38 members of public including DCC Cllr Jess Bailey

P/26/01/01 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies received from Cllrs Martin and Peka

P/26/01/02 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	App 25/2468 lobbied. No response made
Cllr Peter Faithfull	App 25/2468 and 25/2100 lobbied. No response made
Cllr Janice Aherne	No Declaration made

P/26/01/03 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

There were none

P/26/01/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

There were none

Chair's initials _____

P/26/01/05 MINUTES

To receive the Minutes of the Meeting of the Town Council of 15th December 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/26/01/06 PLANNING DECISIONS RECEIVED

<u>25/1195/FUL</u>	Land At Holcombe Barton Farm, Holcombe Lane, Ottery	Approved with conditions
<u>25/1973/FUL</u>	Little Waxway, Ottery St Mary EX11 1QD	Approved with conditions
<u>25/2450/DOC</u>	Crosshills Lodge, Lancercombe, Sidmouth, EX10 0JX	Discharge of conditions
<u>25/2388/TCA</u>	Raleigh House, Mill Street, Ottery St Mary Devon EX11 1AF	TPO Not Required
<u>25/2069/DOC</u>	Little Gosford Farm, Gosford Lane, Taleford, Ottery St Mary EX11 1NA	Discharge of conditions

P/26/01/07 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/26/01/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1)	<u>25/2515/GPAA</u>	Mrs Anita Johnson
		Construction of additional storey on existing dwelling whereby the current height of the dwellinghouse is 6.2m and the proposed height will be 9.4m Salston Gate, Ottery St Mary, EX11 1RQ
Town Council comments; Residents from neighbouring properties attended to object to the application, which contradicts with what is stated in the application. One neighbour spoke. The proposed new storey is intended to be built over the new ground floor extensions proposed in 25/2516/GPD, as illustrated in the 'existing' and 'proposed' plans in 25/2515/GPAA. In their application form the applicants answers to some questions in section 4 appear to be incorrect:		

Chair's initials _____

4a 'was the current building constructed between July48 and October 2018?' Answered Yes, but the extensions on which the new storey is to be built have yet to be constructed , so the committee would argue that the correct answer is No.

4b 'will the additional storeys only be constructed on the principal part of the building?' Answered Yes, but in fact the proposed storey will be extended over the extensions detailed in 25/2516/GPD, NOT the existing footprint as shown in 25/2515/GPAA. So, the answer should also be No.

In our opinion these two omissions render this application invalid according to the guidance notes clearly stated in red on the application form, and a normal application for full planning permission should be submitted in its place.

2)	25/2100/FUL	Mr and Mrs Hugo and Carron Headon	Conversion of former chapel to dwelling, including change of use Yonder Street Hall, Yonder Street, OSM, EX11 1HH
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Town Council comments;

The Town Council continue to support this application subject to the recommendations of the Conservation Officer being enforced.

3)	25/2575/FUL	Mr Mark Miles	Removal of existing conservatory with replacement rear extension Haven, Yonder Street, OSM, EX11 1HE
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Town Council comments;

The Town Council support the application subject to the work being carried out within the socially accepted work times. Noisy building work is generally permitted from 8:00 AM to 6:00 PM on weekdays and from 8:00 AM to 1:00PM on Saturdays, with no noisy work allowed on Sundays and Bank Holidays.

4)	25/2468/MOU I	Landra Developments Ltd	Outline application (with all matters reserved except for access from Sidmouth Road) for the demolition of a farm building and the erection of up to 140 residential dwellings (Class C3) with associated infrastructure and engineering works including landscaping, open space, surface water drainage and internal roads/footpaths/cycleways. Land Adjacent to Gerway Nurseries, Gerway Close, Ottery St Mary
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Five members of public spoke to object. One represented the Gerway Farm Action Group and one represented National Landscapes. They raised concerns around a large number of areas to include access, traffic arrangements, noise and visual impact, loss of agricultural land, risk of flood, concerns regarding waste water management.

Town Council comments;

The Town Council strongly object to this proposal, which represents the wrong development in the wrong location.

The development would create significant highway and pedestrian safety concerns. Substantial infrastructure improvements would be required to make the site safely accessible.

The proposed pedestrian access is unrealistic; residents are likely to walk along the existing largely unpaved and unsuitable road, creating safety risks. The majority of traffic is expected to travel towards Exeter and Honiton, increasing congestion by routing additional vehicles through the already busy town centre. The site lies outside the Built-Up Area Boundary, within open countryside, making it an unsustainable location. This is in contradiction to the Neighbourhood Plan.

The site is approximately 4 miles from the nearest railway station, resulting in heavy reliance on private car use. Access to the station is again through the town centre. Access to the nearest arterial road, the A30 dual carriageway at Daisymount, being nearly 3 miles away and again through the town

There is a lack of supporting infrastructure to accommodate a development of this scale.

Fluxton Sewage Works is believed to be operating at capacity, and no adequate solution has been demonstrated to manage additional wastewater.

Phosphate levels in the catchment area are already high, with insufficient mitigation proposed.

The development would lead to the permanent loss of valuable agricultural land.

The type and mix of housing are currently unknown, preventing assessment of whether the proposal meets the town's housing needs.

The proposal conflicts with the National Planning Policy Framework and relevant local planning policies.

P/26/01/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

P/26/01/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.32

Date:	Name:	Signature:
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