

OTTERY ST MARY TOWN COUNCIL

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23 December 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 **Tuesday, January 6, 2026**, at **Station Community Hub, Mill Street, Ottery st Mary, EX11 1AH**.

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. The order of business may be changed by a decision of the Council and by resolution without notice.

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 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/26/01/01 Apologies for Absence

To receive apologies for absence

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

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

P/26/01/04 Reports, Correspondence and Items referred to the Committee

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

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
2) <u>25/2100/FUL</u>	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
3) <u>25/2575/FUL</u>	Mr Mark Miles	Removal of existing conservatory with replacement rear extension Haven, Yonder Street, OSM, EX11 1HE
4) <u>25/2468/MOUT</u>	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

P/26/01/09 To receive Councillors' questions relating to Planning Matters

P/26/01/10 Date of the next meeting: TBC



Ottery St Mary Town Council

Minutes of the Planning meeting held on **Monday 15 December 2025** at **18:32pm**. 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 Copus (Deputy Chair), Richard Grainger (Chair), Vicky Johns, Janice Aherne, Sarah Martin, Emily Peka and Peter Faithfull

In Attendance: One member of the public

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

P/25/12/01 APOLOGIES FOR ABSENCE

To receive apologies for absence

All Councillors were present

P/25/12/02 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
Cllr Richard Copus	No declaration
Cllr Vicky Johns	No declaration
Cllr Janice Aherne	No declaration
Cllr Sarah Martin	No declaration
Cllr Emily Peka	App 25/2453/TCA Declared an Affects and Prejudicial NRI
Cllr Peter Faithfull	No declaration

P/25/12/03 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

Chair's initials _____

P/25/12/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- 1) Town and Country Planning Act 1990 TREE PRESERVATION ORDER (NO. 25/0055/TPO) - Land abutting Strawberry Lane, Strawberry Lane, Ottery St Mary
- 2) APPEAL REF: 6002034 - 25/0809/FUL - 1 Silver Street Ottery St Mary EX11 1DB

P/25/12/05 MINUTES

To receive the Minutes of the Planning Meeting of 11th November 2025 and to approve the signing of the Minutes by the Chair as a correct record
The Minutes were signed as a correct record of the Planning Meeting of 11th November 2025

P/25/12/06 PLANNING DECISIONS RECEIVED

25/2215/DOC	Land Adjacent ,Shute Farm, Fluxton	Discharge of condition
25/2000/FUL	3 Bridgefield, Ottery St Mary EX11 1HL	Approved
25/1997/FUL	3 Orchard Close, Ottery St Mary EX11 1HT	Approved
25/2109/TCA	Summercourt, Ridgeway Ottery St Mary Devon EX11 1DT	TPO not required
25/2091/TRE	St Johns Church, Tipton St John	Split decision
25/1328/TRE	St Johns Church, Tipton St John	Approved with conditions
25/2252/CPL	Salston Gate, Ottery St Mary, Devon EX11 1RQ	Withdrawn
25/2199/DBG	Changing rooms, Strawberry Lane ,Ottery St Mary EX11 1RG	Discharge of condition
25/2099/FUL	17 North Street, Ottery St Mary, Devon, Ex11 1DR	Approved with conditions
25/1746/FUL	Crosshills Lodge, Lancercombe ,Sidmouth Devon, EX10 0JX	Approved with condition
25/2193/DOC	Changing Rooms, Strawberry Lane,Salston Ottery St Mary Devon EX11 1RG	Discharge of condition
25/2158/FUL	Rose Cottage, Lancercombe, Sidmouth, EX10 0JX	Approved with condition

P/25/12/07 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/25/12/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) 25/2388/TCA	Exeter Reiter (Live West)	OSTM001, Damson : reduce lateral spread over car parking area by 1.5m. OSTM002, Western Red Cedar : Crown lift to 3m over parking area Raleigh House, Mill Street, OSM, EX11 1AF
Town Council comments: The Town Council support the application		
2) 25/2401/VAR	Mr & Mrs Weeks	Removal of condition 3 (surface water drainage) and variation of condition 2 (approved plans) on planning permission 24/0832/FUL (demolition of existing entrance/garage and construction of new single storey extension on existing footprint. Render on existing brickwork); ground conditions do not allow for soakaways to be installed; proposal to connect the replacement surface water drainage to existing SWW system having obtained their approval; updated floor plans and elevations 10 Higher Ridgeway, OSM, EX11 1TH
Town Council comments: The Town Council support the application Two Councillors were neutral		
3) 25/2402/FUL	Dr Malcolm Hilton	Demolition of existing and construction of replacement single storey rear extension 8 Hayne Park, Tipton St John, EX10 0TA
Town Council comments: The Town Council support the application, noting the conditions from South West Water		
4) 25/2453/TCA	Mr Jean-Francois Mercure	Plum : remove as diseased with visible fungus infection. Rowan : reduce the height by 3m and thin; at least 2m will remain and in a manageable form. x2 Holly : remove (self set) scrub on the South Eastern boundary to help suppressed Crab Apple. Crab Apple and Hawthorn : reduce in height by 2-3m and shaped to encourage growth. 94 - 96 Yonder Street Ottery St Mary EX11 1HH
Cllr Peka left the room and did not take part in the discussion or vote Town Council comments:		

Chair's initials _____

The Town Council can not support the application in its current form. The property is in the Conservation Area and therefore an Arboriculturist report should be attached to the application. Should the work be approved, it should be completed outside of the nesting season.

5)	25/2426/FUL	Mr James Winchester	Roof terrace on existing single storey flat roofed extension (part retrospective) 4 Coombelake Cottages, Coombelake, Ottery St Mary, EX11 1NG
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Town Council comments:

The Town Council support the application

6)	25/2461/FUL	Mr Martyn Vanstone	Betterment scheme following prior approval granted for change of use of 1no. former agricultural building to 1no. dwelling house Stonehill Quarry Lodge Lancercombe Sidmouth EX10 0JX
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Town Council comments:

The Town Council support the application subject to the recommendations made by Devon Wildlife and in the Ecological Consultants report

7)	25/2353/FUL	Whites Land Investments LTD	Demolition of attached single garage and construction of 1 no. dwelling and associated works 28 Slade Close, Ottery St Mary, EX11 1SX
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Town Council comments:

The Town Council support the application subject to DCC Highways not having concerns regarding parking and the applicant complying with building regs in relation to this building and the existing building

P/25/12/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

P/25/12/10 DATE OF THE NEXT MEETING: Tuesday 6th January 2026 6.30pm at the Station Community Hub

Meeting concluded at 19:15

Chair's initials _____

DRAFT

Chair's initials _____