

## OTTERY ST MARY TOWN COUNCIL

Council Offices, The Old Convent, 8 Broad Street,  
Ottery St Mary. Devon EX11 1BZ  
Tel: 01404 812252  
E-mail: [admin@otterystmary-tc.gov.uk](mailto:admin@otterystmary-tc.gov.uk)  
Web Site: [www.otterystmary-tc.gov.uk](http://www.otterystmary-tc.gov.uk)



21 January 2026

Dear Councillors

I hereby give you notice that the **Planning Meeting** of **OTTERY ST MARY TOWN COUNCIL** will be held at **6:30 PM** on **Monday, January 26, 2026**, 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. 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

# Table of contents

26/01/2026 6:30 PM - 8:30 PM

---

P/26/01/01 - Apologies for Absence 4

---

P/26/01/01 - Declarations and Disclosable Pecuniary Interests 4

---

P/26/01/01 - Admission to Meetings 4

---

P/26/01/01 - Reports, Correspondence and Items referred to the Committee 4

---

## **Attachments**

25.0839.ful.hn 8

25.0509.mout.hn 10

25 0030 TPO 12

ufm3\_Initial\_Memo\_to\_Reception\_(E) 13

P/26/01/01 - Minutes 4

---

## **Attachments**

2026-01-06 - Planning Meeting - Draft Minutes (1) 14

P/26/01/01 - Planning Decisions Received 4

---

P/26/01/01 - Public Participation 5

---

P/26/01/01 - To consider and determine observations on the following Planning Applications: 6

---

P/26/01/01 - To receive Councillors' questions relating to Planning Matters 6

---



## 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**

- 1) Appeal notification **25/0839/FUL - APPEAL REF: 6002857** - 1 Broad Street Ottery St Mary EX11 1BR
- 2) Appeal notification **25/0509/MOUT - APPEAL REF: 6002860** - Land At Ottery Road Feniton
- 3) Tree Preservation Order **25/0030/TPO** - Land East of Tipton Vale, Metcombe
- 4) Tree Preservation Order **25/0061/TPO** - : Land ad. Sunnyland Cottage, Ottery St Mary

### **P/26/01/05 Minutes**

To receive the Minutes of the Meeting of the Town Council of 6th January 2026 and to approve the signing of the Minutes by the Chair as a correct record

### **P/26/01/06 Planning Decisions Received**

<a href="#"><u>25/2516/GPD</u></a>	Salston Gate, Ottery St Mary, EX11 1RQ	<b>PRIOR APPROVAL GRANTED</b>
<a href="#"><u>25/2401/VAR</u></a>	10 Higher Ridgeway Ottery St Mary, EX11 1TH	<b>APPROVAL WITH CONDITIONS</b>
<a href="#"><u>25/2193/DOC</u></a>	Changing rooms Strawberry Lane, OSM, EX11 1RG	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/1894/DOC</u></a>	34 Raleigh Road, OSM, EX11 1TG	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/2450/DOC</u></a>	Crosshills Lodge, Lancercombe, EX10 0JX	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/2069/DOC</u></a>	Little Gosford Farm, Gosford Lane, Taleford, OSM, EX11 1NA	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/2199/DBG</u></a>	Changing rooms Strawberry Lane, OSM, EX11 1RG	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/1390/DOC</u></a>	Ware View, OSM, EX11 1PJ	<b>DISCHARGE OF CONDITION APPROVED</b>

<a href="#"><u>25/1417/DOC</u></a>	Fluxton Farm, Fluxton, OSM, EX11 1RJ	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/1031/DOC</u></a>	Ottery Feoffee Day Centre, Brook Street, OSM, EX11 1EZ	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/1402/DOC</u></a>	Ottery Feoffee Day Centre, Brook Street, OSM, EX11 1EZ	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/2017/DOC</u></a>	Halls Farm, Higher Metcombe, OSM, EX11 1SS	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/2219/DOC</u></a>	Halls Farm, Higher Metcombe, OSM, EX11 1SS	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/0060/DOC</u></a>	Burcombe Farm, Wiggaton, OSM, EX11 1PU	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/0263/DOC</u></a>	Land East of Gosford Road, Gosford Road, OSM,	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/1499/DOC</u></a>	Raleigh House, Mill Street, OSM, EX11 1AF	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/1899/DOC</u></a>	Cadhay House, Cadhay, OSM, EX11 1QT	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/2501/DOC</u></a>	Halls Farm, Higher Metcombe, OSM, EX11 1SS	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/1182/DOC</u></a>	4 Cadhay Close, Cadhay Lane, OSM, EX11 1WH	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/0922/DOC</u></a>	Fluxton Farm, Fluxton, OSM, EX11 1RJ	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/2215/DOC</u></a>	Land Adjacent Shute Farm, Fluxton	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/0452/DOC</u></a>	Cadhay House, Cadhay, OSM, EX11 1QT	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/0923/DOC</u></a>	Fluxton Farm, Fluxton, OSM, EX11 1RJ	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>25/0259/DOC</u></a>	Raleigh House, Mill Street, OSM, EX11 1AF	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/2272/DOC</u></a>	Halls Farm, Higher Metcombe, OSM, EX11 1SS	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/1130/DOC</u></a>	29 Winters Lane, OSM, EX11 1AR	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/2029/DOC</u></a>	Ottery St Mary Cricket Club, Strawberry Lane, OSM, EX11 1RG	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/1585/DOC</u></a>	Metcombe Brake, Higher Metcombe, OSM, EX11 1SR	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/0025/DOC</u></a>	Long Range Park, Whimble, EX5 2QT	<b>DISCHARGE OF CONDITION APPROVED</b>
<a href="#"><u>24/0555/DOC</u></a>	Former Royal Mail Sorting Office, 2 Hind Street, OSM, EX11 1BW	<b>DISCHARGE OF CONDITION APPROVED</b>

**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) <a href="#"><u>25/2594/LBC</u></a>	Mr Rupert Thistlethwayte	Re roof south side <b>Cadhay House, Cadhay, Ottery St Mary, EX11 1QT</b>
2) <a href="#"><u>25/2617/FUL</u></a>	Mr Paul Nickels	Construction of two storey side extension and front porch <b>7 Taleford Villas, Taleford, EX11 1NB</b>
3) <a href="#"><u>26/0051/TCA</u></a>	Jack Stuart	T1, T2, and T4: mixed tree species - cut back all overhanging branches to the fence line along the boundary indicated on the site plan. Prune all trees encroaching towards the buildings, providing a clearance of approximately 2- 3m from all structures. Works to include the removal of dead, damaged, and crossing branches. T3: Sycamore - cut back all overhanging branches to the fence line along the boundary indicated on the site plan. Prune to provide a clearance of approximately 2- 3m from all structures. <b>Sainsburys Supermarkets Ltd, Hind Street, OSM, EX11 1BW</b>
4) <a href="#"><u>26/0050/HRN</u></a>	Sir John-Michael Kennaway (Escot Estate)	The removal of 6m length of hedgrow to facilitate the installation of a 15ft getaway for access between fields <b>Land to the North of Iron Gate Lodge, Escot Estate, OSM, EX11 1LU</b>
5) <a href="#"><u>26/0061/FUL</u></a>	Justin and Rachel Llewellyn	Formation of off road parking area <b>2 Little Ash Cottages, Fenny Bridges, Honiton, EX14 3BL</b>

**P/26/01/09 To receive Councillors' questions relating to Planning Matters****P/26/01/10 Date of the next meeting: TBC**



Date: 8 January 2026  
Please contact: Mr R Capon (01395 517521)  
E-mail: [Planningappeals@eastdevon.gov.uk](mailto:Planningappeals@eastdevon.gov.uk)  
Our Reference: **25/0839/FUL**



East Devon District Council  
Blackdown House  
Border Road  
Heathpark Industrial Estate  
Honiton  
Devon  
EX14 1EJ  
  
DX48808 Honiton  
Tel: 01395 516551  
[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPEAL BY: Mr Maddicks**

**APPEAL REF: 6002857**

**PROPOSAL: Proposed part change of use of ground floor, with shop remaining.  
Change of use of first floor from offices to two storey dwelling.  
Revised application of 24/1817/FUL.**

**LOCATION: 1 Broad Street Ottery St Mary EX11 1BR**

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 10 February 2026.** 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](http://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**

Date: 9 January 2026  
Please contact: Mr R Capon (01395 517521)  
E-mail: Planningappeals@eastdevon.gov.uk  
Our Reference: 25/0509/MOUT



East Devon District Council  
Blackdown House  
Border Road  
Heathpark Industrial Estate  
Honiton  
Devon  
EX14 1EJ

DX48808 Honiton

Tel: 01395 516551

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPEAL BY: Bloor Homes (Exeter)**

**APPEAL REF: 6002860**

**PROPOSAL: Erection of up to 85 dwellings, a community eco-hut and associated infrastructure (outline) with vehicular access to be determined; all other matters reserved**

**LOCATION: Land At Ottery Road Feniton**

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>.**

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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: 19 January 2026

## **SUBJECT:**

### **TREE PRESERVATION ORDER**

**PROPOSAL: Land East of Tipton Vale, Metcombe**

**TPO NO: 25/0030/TPO**

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I would inform you that the above Tree Preservation Order made in respect of land in your area has been confirmed.

Arboricultural Team  
Countryside Services

# Memo



To: Reception  
From: Arboricultural Team

Your Ref:

Our Ref: 25/0061/TPO Date: 11 December 2025

## SUBJECT:

### TREE PRESERVATION ORDER

**PROPOSAL:** Land ad. Sunnyland Cottage, Ottery St Mary

**TPO NO:** 25/0061/TPO

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Please note the above Tree Preservation Order has been made and an electronic copy will be sent to you shortly. Please make this available for public inspection for the next 6 months or until such time as we send you a new copy of the confirmed Order.

Many thanks

Arboricultural Team  
Countryside Services



## 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**

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

**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 )	<a href="#"><u>25/2515/GPAA</u></a>	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
<b>Town Council comments;</b> 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 )	<a href="#">25/2100/FUL</a>	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 )	<a href="#">25/2575/FUL</a>	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 )	<a href="#">25/2468/MOU</a> <a href="#">I</a>	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. <b>Land Adjacent to Gerway Nurseries, Gerway Close, Ottery St Mary</b>
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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.

Chair's initials \_\_\_\_\_



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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Chair's initials \_\_\_\_\_

Chair's initials \_\_\_\_\_