



Ottery St Mary Town Council

Minutes of the Planning Meeting held on **Tuesday 10 February 2026** at **6:30pm**. 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), Peter Faithfull, Janice Aherne, Sarah Martin, and Emily Peka
In Attendance: One member of the public
Minute Taker: Jane Bushby -Ottery St Mary Town Council Admin

P/26/02/01 APOLOGIES FOR ABSENCE

To receive apologies for absence

There were none

P/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 Richard Grainger	No declaration made
Cllr Richard Copus	No declaration made
Cllr Vicky Johns	No declaration made
Cllr Janice Aherne	No declaration made
Cllr Peter Faithfull	No declaration made
Cllr Emily Peka	No declaration made

P/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

There were none

Chair's initials _____

P/26/02/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

1) 25/0606/FUL - Appeal Ref: 6000719, 2 The Orchard, Tipton St John, Sidmouth EX10 0AZ
- DISMISSED

2) 25/1349/PDQ - Appeal Ref 6003914, Four Elms Farm Alfington Road Ottery St Mary EX11 1NY - APPEAL NOTIFICATION

P/26/02/05 MINUTES

To receive the Minutes of the Meeting of the Town Council of 26th January 2026 and to approve the signing of the Minutes by the Chair as a correct record

The Chair signed the Minutes as a correct record of the Planning Meeting of 26th January 2026

P/26/02/06 PLANNING DECISIONS RECEIVED

25/2426/FUL	4 Coombelake Cottages Coombelake Ottery St Mary EX11 1NG	<u>Approval with conditions</u>
25/2402/FUL	8 Hayne Park Tipton St John Devon EX10 0TA	<u>Approval with conditions</u>
26/0145/NMA	Westholm, Mill Street OSM, EX11 1AE	Application closed (application approved)
25/2353/FUL	28 Slade Close Ottery St Mary EX11 1SX	<u>Approval with conditions</u>
25/2043/FUL	Selah Gosford Road Ottery St Mary EX11 1NU	<u>Approval with conditions</u>

P/26/02/07 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.

There was none

Chair's initials _____

P/26/02/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) 26/0071/FUL 26/0072/LBC	Caroline Fletcher	Installation of 2 no. arrays of 34 and 12 photovoltaic panels with associated cabling and battery; replace existing concrete paving to the house Replace existing concrete paving to the house to allow PV cables to run from the battery to the Attic Knightstone Manor, Knightstone, OSM, EX11 1PP
<p>Town Council comments;</p> <p>The Town Council supports this application, taking into account the concerns raised by Historic England and the DCC Historic and Environment Officer. The Council requests that the applicant liaise with the Conservation Officer prior to purchasing any replacement materials to ensure suitability and compliance with conservation guidance.</p> <p>Furthermore, the Council recommends that a condition be applied requiring the planting of native evergreen trees and hedging to ensure that the panels are fully screened.</p>		
2) 25/0800/FUL	Mr Thomas Rogers	Redevelopment from commercial to residential of shop front, 1 two-bed cottage, 1 two-bedroom flat and a three-bed duplex apartment. 6 Jesu Street, OSM, EX11 1EU
<p>Town Council comments;</p> <p>The Town Council do not support this application based on the following;</p> <p>Retail space does not provide facilities for employees</p> <p>Fire Safety Concerns - The Town Council would want to see an independent Fire Safety Report</p> <p>Over development of the site</p> <p>Inappropriate design</p> <p>Design not in keeping with a property in the Conservation area</p> <p>Concerns around the possible effect of building on a cob building</p> <p>Loss of privacy</p> <p>The property is in the commercial part of the Town, within easy reach of a number of thriving businesses</p> <p>Brook Street car park is regularly full</p> <p>Concerns regarding the amount of living space provided within these units. The committee are concerned about the overall quality of life for future occupants, noting that the proposed units appear to offer limited internal space that may not meet acceptable standards for comfortable, long-term living.</p> <p>The site holds significant heritage value to the town, once being the town's only cinema. The East Devon Local Plan has policies on the protection of heritage assets and sites of cultural interest. Policy HE01 & Chapter 15.1 of the plan</p>		

Chair's initials _____

talks about non-designated heritage assets, and how they hold significant value and should be considerations in planning decisions.

3)	25/0159/TRE	Tania Beard	Western Red Cedar : reduce the height by taking off 3.5-4.5m and to reduce the south facing side of the tree that is brushing against a building, taking off no more that 2m. 2 Mill Stream Court, OSM, EX11 1XT
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Town Council comments;
One councillor abstained
The Town Council has not supported this application due to the absence of the relevant information. The following reports are required based on the applicants' answers; Subsidence - A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Other structural damage (e.g. drains walls and hard surfaces) - Written technical evidence from an appropriate expert, including description of damage and possible solutions. Also, a report from an arboriculturist to support the tree work proposals.

4)	26/0078/FUL	Mr Mike Blakey	Proposed demolition of existing conservatory and construction of new rear single storey extension and associated work 46 Raleigh Road, OSM, EX11 1TG
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Town Council comments;
The Town Council support this application

5)	26/0186/FUL	Mrs Claire Howarth	Loft conversion 2 The Orchard, Tipton St John, EX10 0AZ
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Town Council comments;
The Town Council support this application subject to the comments in the Ecological Impact Assessment and the building carried out, outside bird nesting season.

P/26/02/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

It was **agreed** that the planning clerk would contact Jess Bailey DCC Cllr for an update regarding subsidence in strawberry lane.

P/26/02/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.28 PM

Date:	Name:	Signature:
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Chair's initials _____

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