

OTTERY ST MARY TOWN COUNCIL

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05 February 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 **Tuesday, February 10, 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

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AGENDA

P/26/02/01 Apologies for Absence

To receive apologies for absence

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

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

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

P/26/02/06 Planning Decisions Received

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

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.

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
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
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
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
5) 26/0186/FUL	Mrs Claire Howarth	Loft conversion 2 The Orchard, Tipton St John, EX10 0AZ

P/26/02/09 To receive Councillors' questions relating to Planning Matters

P/26/02/10 Date of the next meeting: TBC



Appeal Decision

Site visit made on 6 January 2026

by **B Plenty BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 21 January 2026

Appeal Ref: 6000719

2 The Orchard, Tipton St John, Sidmouth EX10 0AZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Claire Howarth against the decision of East Devon District Council.
 - The application Ref is 25/0606/FUL.
 - The development proposed is alterations to roof to allow for creation of first floor.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area, with particular regard to the East Devon National Landscape.

Reasons

3. The Orchard is a small cul-de-sac of four bungalows. It is set within a woodland setting on the edge of a small village, at an elevated position. The bungalows have pitched roofs, with gable ends that address the roadway. The dwellings are relatively uniform in design, two of which have small dormer windows within their roof slope. The wider village consists of housing of various styles and scales, with no uniform design. The appeal dwelling, of relatively simple design, makes a neutral contribution to the character and appearance of the area.
4. The proposed extensions would consist of two large dormer window features that would be located on each side of the roof slope. These would occupy most of the roof slopes, with only small sections of the original roof being retained. These would add considerable mass to the building, resulting in flat roof elements that would be of a similar height to the ridge line. This would result in the appearance of a flat roofed two-storey building which would fundamentally alter the simple and traditional form of the existing dwelling. Consequently, the extended dwelling would be a discordant feature within its context of otherwise similar single-storey properties.
5. The proposal would not be sensitive to the style of the existing dwelling, nor would it reflect existing design features, contrary to the advice of the Tipton St John Village Design Statement. Furthermore, the addition of two small windows within the apex of the gable wall would appear out of scale and constrained by the adjacent roof edge, reflecting poor design. Whilst revised cladding has been offered by the appellants, which could be secured by condition, this would not reduce the overall scale or harm caused by the proposal.

6. The site is within the East Devon National Landscape. Strategy 46 of the East Devon Local Plan [2016](LP) establishes that great weight should be given to conserving and enhancing their natural beauty for development that would affect National Landscapes. The appeal site is located along a private driveway. Nonetheless, views of the roof of the dwelling can be obtained from local roads, in some views and from the entrance to the Orchard. Although no long-distance or open countryside views of the scheme would be possible, the proposed extension would be partially visible in wider views of the site conveying some, albeit modest, harm to the National Landscape despite its screened position.
7. My attention has been drawn to several extensions either built, or subject to planning approval, for dwellings within the village. Nonetheless, whilst contributing to the varied character of designs found locally, they have a limited bearing on the effect of the proposal on its site and immediate context.
8. Also, my attention has been drawn to the approved scheme at 'Tall Timbers' where the Council identified that the site was hidden from views outside the site. The details of this scheme are partly shown at appendix 4, of the appellant's Statement, consisting of elevations and a photo montage. This relates to the erection of a new dwelling of contemporary design, being two-storey with a flat roof, that was deemed by the Council to complement the character and appearance of the area. As such, its relationship to the public realm and the contribution it would make to the area presents materially different characteristics to the proposed development.
9. Appendix 5, of the appellant's statement, shows examples of approved dormer windows on homes close to the site. However, these are subservient on the roof slope and therefore do not demonstrate a precedent for the proposal.
10. Accordingly, the proposed development would harm the character and appearance of the area and would fail to conserve the landscape and scenic beauty of the East Devon National Landscape. Consequently, the proposal would conflict with LP policy D1 and Strategy 46 of the LP and the Tipton St John Village Design Statement. These require, among other matters, for the scale and mass of development to relate well to its context and to conserve and enhance the landscape character of the area.
11. The appellant asserts that the proposed creation of additional living space would allow a young family to remain on site and remain in the village. This is stated as an economic, social and well-being benefit to the area. However, this are benefits of limited weight. I also note the support offered by the Town Council, but this does not alter my findings.
12. For the above reasons the appeal is dismissed.

B Plenty

INSPECTOR

Date: 4 February 2026
Please contact: Mr R Capon (01395 517521)
E-mail: Planningappeals@eastdevon.gov.uk
Our Reference: 25/1349/PDQ



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Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr P Moore

APPEAL REF: 6003914

PROPOSAL: Prior approval (Class Q) for the change of use of an agricultural building to 2 no. dwelling (Class C3)

LOCATION: Four Elms Farm Alfington Road Ottery St Mary EX11 1NY

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 prior approval 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://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough SL1 4PN.

All representations must be received by 10 March 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.

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

<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully

R Capon

**Senior Technical Officer
Development Management**



Ottery St Mary Town Council

Minutes of the Planning Meeting held on **Monday 26 January 2026 at 6:30pm**. The meeting was held in the **Ottery St. Mary Town Council offices (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ)**

Present: Ottery St Mary Town Council Admin, Cllrs Richard Grainge (Chair), Richard Copus (Deputy Chair), Vicky Johns (Mayor), Peter Faithfull and Emily Peka
Minute Taker: Jane Bushby - Ottery St Mary Town Council Admin

P/26/01/11 APOLOGIES FOR ABSENCE

To receive apologies for absence
Apologies received from Cllrs Aherne and Martin

P/26/01/12 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 Peter Faithfull	No Declaration
Cllr Emily Peka	No Declaration

P/26/01/13 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/26/01/14 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

Chair's initials _____

4) Tree Preservation Order 25/0061/TPO - : Land ad. Sunnyland Cottage,
Ottery St Mary

P/26/01/15 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
The minutes were signed by the Chair as a correct record

P/26/01/16 PLANNING DECISIONS RECEIVED

25/2516/GPD	Salston Gate, Ottery St Mary, EX11 1RQ	PRIOR APPROVAL GRANTED
25/2401/VAR	10 Higher Ridgeway Ottery St Mary, EX11 1TH	APPROVAL WITH CONDITIONS
25/2193/DOC	Changing rooms Strawberry Lane, OSM, EX11 1RG	DISCHARGE OF CONDITION APPROVED
25/1894/DOC	34 Raleigh Road, OSM, EX11 1TG	DISCHARGE OF CONDITION APPROVED
25/2450/DOC	Crosshills Lodge, Lancercombe, EX10 0JX	DISCHARGE OF CONDITION APPROVED
25/2069/DOC	Little Gosford Farm, Gosford Lane, Taleford, OSM, EX11 1NA	DISCHARGE OF CONDITION APPROVED
25/2199/DBG	Changing rooms Strawberry Lane, OSM, EX11 1RG	DISCHARGE OF CONDITION APPROVED
25/1390/DOC	Ware View, OSM, EX11 1PJ	DISCHARGE OF CONDITION APPROVED
25/1417/DOC	Fluxton Farm, Fluxton, OSM, EX11 1RJ	DISCHARGE OF CONDITION APPROVED
25/1031/DOC	Ottery Feoffee Day Centre, Brook Street, OSM, EX11 1EZ	DISCHARGE OF CONDITION APPROVED
25/1402/DOC	Ottery Feoffee Day Centre, Brook Street, OSM, EX11 1EZ	DISCHARGE OF CONDITION APPROVED
24/2017/DOC	Halls Farm, Higher Metcombe, OSM, EX11 1SS	DISCHARGE OF CONDITION APPROVED
24/2219/DOC	Halls Farm, Higher Metcombe, OSM, EX11 1SS	DISCHARGE OF CONDITION APPROVED
25/0060/DOC	Burcombe Farm, Wiggaton, OSM, EX11 1PU	DISCHARGE OF CONDITION APPROVED
25/0263/DOC	Land East of Gosford Road, Gosford Road, OSM,	DISCHARGE OF CONDITION APPROVED
25/1499/DOC	Raleigh House, Mill Street, OSM, EX11 1AF	DISCHARGE OF CONDITION APPROVED
24/1899/DOC	Cadhay House, Cadhay, OSM, EX11 1QT	DISCHARGE OF CONDITION APPROVED

Chair's initials _____

24/2501/DOC	Halls Farm, Higher Metcombe, OSM, EX11 1SS	DISCHARGE OF CONDITION APPROVED
25/1182/DOC	4 Cadhay Close, Cadhay Lane, OSM, EX11 1WH	DISCHARGE OF CONDITION APPROVED
25/0922/DOC	Fluxton Farm, Fluxton, OSM, EX11 1RJ	DISCHARGE OF CONDITION APPROVED
25/2215/DOC	Land Adjacent Shute Farm, Fluxton	DISCHARGE OF CONDITION APPROVED
25/0452/DOC	Cadhay House, Cadhay, OSM, EX11 1QT	DISCHARGE OF CONDITION APPROVED
25/0923/DOC	Fluxton Farm, Fluxton, OSM, EX11 1RJ	DISCHARGE OF CONDITION APPROVED
25/0259/DOC	Raleigh House, Mill Street, OSM, EX11 1AF	DISCHARGE OF CONDITION APPROVED
24/2272/DOC	Halls Farm, Higher Metcombe, OSM, EX11 1SS	DISCHARGE OF CONDITION APPROVED
24/1130/DOC	29 Winters Lane, OSM, EX11 1AR	DISCHARGE OF CONDITION APPROVED
24/2029/DOC	Ottery St Mary Cricket Club, Strawberry Lane, OSM, EX11 1RG	DISCHARGE OF CONDITION APPROVED
24/1585/DOC	Metcombe Brake, Higher Metcombe, OSM, EX11 1SR	DISCHARGE OF CONDITION APPROVED
24/0025/DOC	Long Range Park, Whimble, EX5 2QT	DISCHARGE OF CONDITION APPROVED
24/0555/DOC	Former Royal Mail Sorting Office, 2 Hind Street, OSM, EX11 1BW	DISCHARGE OF CONDITION APPROVED

P/26/01/17 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 were none

Chair's initials _____

P/26/01/18 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) 25/2594/LBC	Mr Rupert Thistlethwayte	Re roof south side Cadhay House, Cadhay, Ottery St Mary, EX11 1QT
Town Council Comments; The Town Council support this application taking in to account the requirements of the two experts, DCC Historic and Environment Officer and Historic England . It is noted that a written scheme of investigation has not been submitted.		
2) 25/2617/FUL	Mr Paul Nickels	Construction of two storey side extension and front porch 7 Taleford Villas, Taleford, EX11 1NB
Town Council Comments; The Town Council support this application.		
3) 26/0051/TCA	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. Sainsburys Supermarkets Ltd, Hind Street, OSM, EX11 1BW
Town Council Comments; The Town Council support this application, on the basis that the work will be carried out, outside of the bird nesting season.		
4) 26/0050/HRN	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 Land to the North of Iron Gate Lodge, Escot Estate, OSM, EX11 1LU
Town Council Comments; The Town Council do not support this application as no proposal has been made, that the existing access will be refilled and planted, as per the Countryside Hedgerow Act. A wildlife report would be required as the hedge is over 30 years old.		

Chair's initials _____

5)	26/0061/FUL	Justin and Rachel Llewellyn	Formation of off road parking area 2 Little Ash Cottages, Fenny Bridges, Honiton, EX14 3BL
Town Council Comments; The Town Council support this application subject to the approval of DCC Highways.			

P/26/01/19 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none.

P/26/01/20 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.12 PM

Date:	Name of Chair:	Signature:
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Chair's initials _____

Chair's initials _____