

OTTERY ST MARY TOWN COUNCIL

Council Offices, The Old Convent, 8 Broad Street,
Ottery St Mary. Devon EX11 1BZ

Tel: 01404 812252

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Web Site: www.otterystmary-tc.gov.uk



19 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 24, 2026**, at **The Institute, Yonder Street, EX11 1HH**.

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/26/02/11 Apologies for Absence

To receive apologies for absence

P/26/02/12 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

P/26/02/13 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

P/26/02/14 Reports, Correspondence and Items referred to the Committee

1) Correspondence between the Town Council and EDDC Planning relating to Planning 26/0094/MOUT Land East of Sidmouth Road

P/26/02/15 Minutes

To receive the Minutes of the Meeting of the Town Council of 10th February 2026 and to approve the signing of the Minutes by the Chair as a correct record

P/26/02/16 Planning Decisions Received

25/2575/FUL	Haven Yonder, Close Ottery St Mary EX11 1HE	Approved with conditions
26/0045/NMA	Little Gosford Farm, Gosford Lane, Taleford, Devon EX11 1NA	Closed - Approved
26/0050/HRN	Land To The North Of Iron Gate Lodge, Escot Estate , OSM, EX11 1LU	Refused
26/0051/TCA	Sainsburys Supermarkets Ltd Hind Street, OSM, EX11 1BW	TPO not required
25/2617/FUL	7 Taleford Villas, Taleford Devon EX11 1NB	Approved

P/26/02/17 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.

P/26/02/18 To consider and determine observations on the following Planning Applications:

Reference	Applicant	Details
1) 26/0094/MOUT	Mr Davis C/O Planning Ltd	Outline application for residential development for up to 63 dwellings and associated infrastructure (all matters reserved except for access) Land East of Sidmouth Road, OSM
2) 26/0185/FUL	Mr Maurice Wills	Demolition of conservatory to the south elevation replaced with raised rear decking, proposed 2 storey extension to the west elevation and replacement porch to the north elevation 18 Ridgeway Gardens, OSM, EX11 1DU
3) 26/0196/FUL	Mr & Mrs Williamson	Removal of chimney stack, addition of roof window, raising roof <100mm to allow addition of insulation, remodelling 2no. windows with addition of 'Juliet' balcony St Marys, Hayne Close, Tipton st John, EX10 0BA
4) 25/2638/FUL	Mr Lewis Strawbridge	Provision of a temporary agricultural workers dwelling Land South of Oak Lodge, Chineway Road, OSM
5) 26/0182/FUL	Mr & Mrs Smith	Demolition of existing two storey dwelling and workshop outbuilding, and erection of replacement two storey dwelling and garage outbuilding. To include associated landscaping works, and widening of existing site access Rose Cottage, East Hill, Sidmouth, EX10 0LR
6) 25/2643/FUL	Mr Trevor Lambert- Gorwyn	Installation of cladding on the east and west elevations of an existing lean-to car port (retrospective) 6 Coombe Vale, Tipton St John, EX10 0AU
7) 26/0255/FUL	Claire Wilcox	Proposed porch to the east elevation and single storey extension to the west elevation 1 Meadow Close, OSM, EX11 1EW

P/26/02/19 To receive Councillors' questions relating to Planning Matters

P/26/02/20 Date of the next meeting: TBC

From: Nigel Barrett <Nigel.Barrett@eastdevon.gov.uk>
Sent: 04 February 2026 17:00
To: Ottery St Mary Town Council Admin <admin@otterystmary-tc.gov.uk>
Cc: Ed Freeman <Ed.Freeman@eastdevon.gov.uk>
Subject: RE: Planning 26/0094/MOUT

You don't often get email from nigel.barrett@eastdevon.gov.uk. [Learn why this is important](#)

Dear Kerry,

Thank you for your email.

The breach of the Hedgerow Regulations is unrelated to the validation of application 26/0094/MOUT.

The Council could not invalidate a planning application for the reason that a breach of Planning control on the application site has been previously identified.

However, validation of the application should not be perceived as in any way legitimising or overlooking this breach which is, and continues to be, under separate investigation.

However, such a breach will likely form a material consideration for the purposes of the Council's assessment of the application going forward.

I would also point out that the change in the district's housing land supply position and the progress of the emerging Local Plan since the previous appeal decision represent significant changes that are also material to the application.

As such, the Council did not consider that it could decline to validate the application in this case.

Regards,

Nigel Barrett MA MRTPI

Senior Planning Officer (Central Team)

Development Management

East Devon District Council

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Heathpark Industrial Estate,

Honiton. EX14 1EJ

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From: Ottery St Mary Town Council Admin <admin@otterystmary-tc.gov.uk>

Sent: 04 February 2026 09:55

To: Nigel Barrett <Nigel.Barrett@eastdevon.gov.uk>

Cc: Ed Freeman <Ed.Freeman@eastdevon.gov.uk>; Bob Capon
<Bob.Capon@eastdevon.gov.uk>

Subject: FW: Planning 26/0094/MOUT

Dear Nigel,

26/0094/MOUT

I am writing on behalf of Ottery St Mary Town Council to urgently seek clarification regarding the recent validation of planning application for land east of Sidmouth Road, Ottery St Mary.

As you will be aware, an appeal relating to the same site was dismissed just over a year ago, and to the Town Council's knowledge no material changes have been made to either the proposal or the circumstances that led to the Inspector's refusal. It is therefore deeply concerning that this new application has been deemed valid, and we require a clear explanation of the basis on which this decision has been made.

In addition, the Council has been in recent and active communication with East Devon District Council regarding the unauthorised removal of the hedgerow at the site. EDDC's response confirms that:

- A breach of the Hedgerow Regulations has occurred, with most of the previously unmanaged hedgerow along the western boundary removed or irreparably damaged.
- Evidence found on site confirms use by hazel dormouse, a Schedule 5 protected species, making the hedgerow an Important habitat.
- Works were undertaken without an up-to-date ecological inspection, despite prior ecological reports indicating the presence of protected species.
- Damage has been caused to roots of a tree which has now been protected by a Temporary Tree Preservation Order.

EDDC has further advised that they have written to the landowners for their explanation and are seriously considering enforcement action, with a decision pending once the owners' response is received.

Given these findings—which indicate clear regulatory breaches and potential harm to protected species—the Council is extremely concerned that the validation of the planning application could be perceived as legitimising or overlooking actions that demonstrate what appears to be a blatant disregard for planning and environmental regulation by the applicants.

We therefore request urgent clarification on the following:

1. Whether EDDC's enforcement findings and the ongoing investigation into hedgerow removal formed part of the validation assessment for application 26/0094/MOUT?
2. Whether the existence and seriousness of these breaches had any bearing on the decision to validate the application at this time?

Given the cumulative weight of the appeal history, the lack of material change, and now a confirmed breach of environmental protections, it is essential that the Town Council understands how this application has progressed to validation.

We would appreciate a prompt and detailed response to enable the application to be discussed by the Council's Planning Committee.

Mrs Kerry Kennell

Town Clerk
Ottery St Mary Town Council
The Council Offices
8 Broad Street
OTTERY ST MARY
EX11 1BZ
Telephone 01404 812252

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Access: As a public authority, the Council is subject to the provisions of the Freedom of Information Act. Under this legislation the Council may be required to disclose the content of an email (or a response to it) unless the information it contains is protected from disclosure under an exemption in the Act.

If you have any queries please contact: clerk@otterystmary-tc.gov.uk



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

Chair's initials _____

Chair's initials _____