



Ottery St Mary Town Council

Minutes of the Planning Meeting held on **Tuesday 10 March 2026 at 6:30 pm**. 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 Vicky Johns (Chair), Janice Aherne, Peter Faithfull and Emily Peka

Minute Taker: Jane Bushby Ottery St Mary Town Council Admin

P/26/03/01 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies received from Cllrs Richard Grainger, Richard Copus and Sarah Martin

P/26/03/02 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 Vicky Johns	No declaration made
Cllr Peter Faithfull	No declaration made
Cllr Janice Aherne	No declaration made
Cllr Emily Peka	No declaration made

P/26/03/03 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/26/03/04 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

- 1) APPEAL REF: 6005430 - 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 Ottery St Mary EX11 1EU – noted by the Town Council

Chair's initials _____

P/26/03/05 MINUTES

To receive the Minutes of the Meeting of the Town Council of 24th February 2026
and to approve the signing of the Minutes by the Chair as a correct record

The Minutes of the 24th February 2026 were signed by the Chair as a correct record.

P/26/03/06 PLANNING DECISIONS RECEIVED

<u>25/2515/GPAA</u>	Salston Gate, Ottery St Mary, EX11 RQ	Prior approval granted
<u>25/2539/NMA</u>	Ottery Feoffee Day Centre Brook Street Ottery St Mary Devon EX11 1EZ	Application closed
<u>25/1393/FUL</u>	East Hayes House East Hill Ottery St Mary Devon EX11 1QH	Refused
<u>25/2273/PDQ</u>	The Poultry Barn, Green Lane, Feniton EX14 3BR	Deemed Consent
<u>26/0167/DOC</u>	Higher Salston Lodge Ottery St Mary EX11 1RQ	Discharge of Condition Approved
<u>25/0800/FUL</u>	6 Jesu Street, Ottery St Mary, EX11 1EU	Non-determination appeal lodged
<u>25/1998/VAR</u>	Long Range, Whimble, EX5 2QT	Approved with conditions
<u>26/0381/DOC</u>	Salston Gate, Ottery St Mary, EX11 1RQ	Discharge of Condition Approved
<u>26/0196/FUL</u>	St Marys Hayne Close Tipton St John EX10 0BA	Approved with conditions

P/26/03/07 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 were none.

Chair's initials _____

P/26/03/08 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) 26/0267/PIP	Mr Robert White	Permission in principle for residential development comprising of 1 dwelling Land East of Little Ash Cottages, Fenny Bridges
Town Council comments; The Town Council do not support this application. The Town Council note that in the applicants report they have been landscaping the land, but there has not been an application for a change of use from Grade 2 Agricultural land to Residential. The property is not in a sustainable location. The residents would not have safe and direct walking access to facilities such as local shops, schools, doctors and community facilities.		
2) 26/0309/CPE 26/0311/FUL	Mr John Brown	Certificate of lawfulness, confirming the existing lawful use of a field for caravan pitches Change of use of agricultural land to form access track for purposes of agriculture (retrospective) Little Gosford Farm Gosford Ottery St Mary EX11 1LY
Town Council comments; The Town Council support this application on the basis that the EDDC Environment Officer agrees with the comments in paragraph 5.7 of the Planning and Design Statement attached to 26/0311/FUL.		
3) 26/0382/TCA	Mr Paul Bowyer	Species - Whitebeam Location - located at Southern entrance to graveyard. Revd has requested a crown lift due to lower lateral branches falling dangerously low over pathway, grade 1 listed wall/ gateway, Stocks and road. I intend to leave the main lateral leaders and reduce smaller limbs back to growth points on parent branches, pruning to BS3998 standards, using the 1/3-2/3 rule, to reduce weight from the lower crown. St Marys Church, Paternoster Row, OSM, EX11 1DR
Town Council comments; The Town Council do not have an objection but would ask the EDDC Tree Officer to confirm that the works are necessary, as a tree report was not submitted with this application.		
4) 25/2100/FUL	Mr Hugo and Mrs Carron Headon	Conversion of former chapel to dwelling, including change of use Yonder Street Hall, Yonder Street, OSM, EX11 1HH
The Town Council have no further comments, see previous responses.		

Chair's initials _____

5)	26/0303/MFUL	Mr Tom Fry	Change of use of 1.20 hectares of agricultural land to provide a secure dog walking field with the associated provision of dog secure fencing and hardstanding car parking area for visitors Straightgate Farm, Exeter Road, OSM, EX11 1LG
Town Council comments; The Town Council support the application, taking into account the concerns and conditions requested by the EDDC Environment Officer. The Town Council would want to see dog bins provided by the applicant and emptied by a licenced waste contractor. The Town Council also requests that DCC Highways investigate the possible safety risks of cars crossing the flow of traffic to gain access to the site. The maximum number of dogs permitted in the dog park should be set at no more than six at any one time.			
6)	26/0275/FUL	Mr Mark Witherall	Conversion of offices to a live/work unit 8 Jesu Street, OSM, EX11 1EU
Town Council comments; The Town Council objects to this planning application on the grounds that the proposal does not provide a long-term, tenable or functional residential unit in its current form due to lack of a Ground-Floor WC / Accessible Facilities and the lack of sound proofing between the units.			
7)	26/0072/LBC	Caroline Fletcher	Install PV cables on the south elevation of the house and into the attic Knightstone Manor, Knightstone, Ottery St Mary, EX11 1PP
The Town Council have no further comments, see previous response 26/0071/FUL.			
8)	26/0404/FUL	Whites Land Investments Ltd	Construction of single detached garage 28 Slade Close, OSM, EX11 1SX

Town Council comments;

The Town Council support this application with the addition of rain water harvesting.

P/26/03/09 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

The Committee agreed that the Planning clerk contact the EDDC Enforcement officer to request an update on the removal of caravans/mobile units around the parish.

P/26/03/10 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.34 PM

Date	Signed Chair
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Chair's initials _____

Chair's initials _____

Chair's initials _____