

**OTTERY ST MARY TOWN COUNCIL**

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25 March 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, March 30, 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/26/03/12 Apologies for Absence**

To receive apologies for absence

### **P/26/03/13**

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/26/03/14 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/26/03/15 Reports, Correspondence and Items referred to the Committee**

### **P/26/03/16 Minutes**

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

### **P/26/03/17 Planning Decisions Received**

<a href="#">26/0061/FUL</a>	2 Little Ash Cottages, Fenny Bridges, Honiton, EX14 3BL	<b>Approval with conditions</b>
<a href="#">26/0078/FUL</a>	46 Raleigh Road Ottery St Mary EX11 1TG	<b>Approval with conditions</b>
<a href="#">25/2643/FUL</a>	6 Coombe Vale Tipton St John Sidmouth Devon EX10 0AU	<b>Approval retrospective (no conds)</b>
<a href="#">26/0159/TCA</a>	2 Mill Stream Court, Ottery St Mary, Devon, EX11 1XT	<b>Approved</b>
<a href="#">26/0071/FUL</a>	Knightstone Manor, Knightstone, Ottery St Mary, EX11 1PP	<b>Approval with conditions</b>

### **P/26/03/18 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/26/03/19 To consider and determine observations on the following Planning Applications:**

Reference	Applicant	Details
1) <a href="#">26/0396/TCA</a>	Mrs Sarah Owen	T6 : Holly - remove as 90% dieback. T10 : Box - remove one stem due to bifurcation. <b>The Vicars House, The College, OSM, EX11 1DQ</b>
2) <a href="#">26/0377/MFUL</a>	Mrs E Brown	Change of use from an agricultural field to a dog exercise paddock to include enlargement of existing field access gateway and creation of parking area <b>Land at Metcombe, Higher Metcombe, OSM</b>
3) <a href="#">26/0383/FUL</a>	Mr & Mrs Dennis	Proposed single storey timber clad extension to the south elevation to replace the conservatory and the erection of an outbuilding <b>Tumbledale, Birdcage Lane Ottery St Mary EX11 1LN</b>
4) <a href="#">26/0310/FUL</a>	Mr John Brown	Shepherds hut - siting within agricultural field (retrospective) <b>Little Gosford Farm, Gosford, Ottery St Mary, EX11 1LY</b>
5) <a href="#">26/0559/TCA</a>	Mr Peter Skinner	T1, Sycamore - fell to ground level. Poor form, rope growing into stem. T2, Portuguese Laurel - crown lift all round to 2m. T3, Yew - crown lift all round to 2m. T4, Blackthorn - Fell to ground level. T5, Apple - fell to ground level. T6, Apple - fell to ground level. T7, Cotoneaster - fell to ground level, partially fallen. T8, Rowan - fell to ground level. T9, Holly - fell to ground level, competing with Yew. G1, Cherry Laurel - crown lift/upright. Remove 4-5 stems, G2, Hazel - coppice to ground level. G3, Willow - fell to ground level. Fallen into ditch/stream. G4, Lonicera - annual trim both sides and top. G5, Hornbeam - fell to ground level. Small, poor form, self set. <b>2 Dunkirk Cottages, Cadhay, OSM, EX11 1QS</b>

6)	<a href="#">26/0388/FUL</a>	Gemma Richards	Construction of porch extension to the north elevation, roofing over infill area and conversion of out-house. <b>5 Coombe Vale, Tipton St John, EX10 0AJ</b>
7)	<a href="#">26/0497/FUL</a>	Jane Billing	Construction of single storey front extension and internal alterations <b>7 Meadow Close, OSM, EX11 1EW</b>
8)	<a href="#">26/0442/FUL</a>	Mr T Johnson	Single storey extension to existing dental practice to provide X-ray room <b>Sunny Corner, Hind Street, OSM, E11 1BW</b>

**P/26/03/20 To receive Councillors' questions relating to Planning Matters**

**P/26/03/21 Date of the next meeting: TBC**



## 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 24<sup>th</sup> February 2026 were signed by the Chair as a correct record.

### P/26/03/06 PLANNING DECISIONS RECEIVED

<a href="#">25/2515/GPAA</a>	Salston Gate, Ottery St Mary, EX11 RQ	Prior approval granted
<a href="#">25/2539/NMA</a>	Ottery Feoffee Day Centre Brook Street Ottery St Mary Devon EX11 1EZ	Application closed
<a href="#">25/1393/FUL</a>	East Hayes House East Hill Ottery St Mary Devon EX11 1QH	Refused
<a href="#">25/2273/PDQ</a>	The Poultry Barn, Green Lane, Feniton EX14 3BR	Deemed Consent
<a href="#">26/0167/DOC</a>	Higher Salston Lodge Ottery St Mary EX11 1RQ	Discharge of Condition Approved
<a href="#">25/0800/FUL</a>	6 Jesu Street, Ottery St Mary, EX11 1EU	Non-determination appeal lodged
<a href="#">25/1998/VAR</a>	Long Range, Whimble, EX5 2QT	Approved with conditions
<a href="#">26/0381/DOC</a>	Salston Gate, Ottery St Mary, EX11 1RQ	Discharge of Condition Approved
<a href="#">26/0196/FUL</a>	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) <a href="#">26/0267/PIP</a>	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) <a href="#">26/0309/CPE</a> <a href="#">26/0311/FUL</a>	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) <a href="#">26/0382/TCA</a>	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) <a href="#">25/2100/FUL</a>	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)	<a href="#">26/0303/MFUL</a>	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)	<a href="#">26/0275/FUL</a>	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)	<a href="#">26/0404/FUL</a>	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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