

OTTERY ST MARY TOWN COUNCIL

Council Offices, The Old Convent, 8 Broad Street,
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15 April 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, April 20, 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/26/04/01 Apologies for Absence

To receive apologies for absence

P/26/04/02 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/26/04/03 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/26/04/04 Reports, Correspondence and Items referred to the Committee

1) TREE PRESERVATION ORDER (NO. **25/0055/TPO**) - Land abutting Strawberry Lane, Strawberry Lane, Ottery St Mary

P/26/04/05 Minutes

To receive the Minutes of the Meeting of the Town Council of 30th March 2026 and to approve the signing of the Minutes by the Chair as a correct record

P/26/04/06 Planning Decisions Received

<u>26/0186/FUL</u>	2 The Orchard, Tipton St John, Sidmouth EX10 0AZ	Approval with conditions
<u>25/2100/FUL</u>	Yonder Street, Hall Yonder Street, Ottery St Mary EX11 1HH	Approval with conditions
<u>26/0220/CPL</u>	Oak View, East Hill, Ottery St Mary, EX11 1QH	CPL approve
<u>26/0220/CPL</u>	St Marys Church Paternoster Row Ottery St Mary, EX11 1DR	TPO not required
<u>26/0255/FUL</u>	1 Meadow Close Ottery St Mary Devon EX11 1EW	Approved
<u>26/0072/LBC</u>	Knightstone Manor, Knightstone, Ottery St Mary, EX11 1PP	Approval with conditions
<u>26/0396/TCA</u>	The Vicars House, The College, Ottery St Mary, EX11 1DQ	TPO not required
<u>26/0672/DOC</u>	46 Raleigh Road Ottery St Mary EX11 1TG	Discharge of Condition Approved

P/26/04/07 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/26/04/08 To consider and determine observations on the following Planning Applications:

Reference	Applicant	Details
1) 26/0649/TRE	Seeley	T1, Sycamore, multi-stemmed : Reduce canopy height by 2m, maximum diameter of cut (MDC) 50mm; crown lift to 5m above ground level, MDC 75mm; remove two smallest stems to ground level; reduce western spread by up to 2m, MDC 50mm 26 Salston Manor, OSM, EX11 1LD
2) 26/0607/TCA	Mr Richard Lethbridge	T1, Cherry : removal down to ground level due to large shallow roots; close to wall and lawn Grandissons Court, The College, Ottery St Mary, EX11 1DQ
3) 26/0518/LBC	Mr & Mrs Fletcher	Proposed alterations and improvements to include the reconfiguration and refitting of existing bathrooms, the removal of the modern ground floor lobby and WC (to the north of the existing kitchen) to reinstate the historic room proportions, the replacement of a modern window on the west elevation, the replacement of two timber doors in the pantry, and the removal and replacement of the render on the north elevation of the north range Knightstone Manor, Knightstone, Ottery st Mary, EX11 1PP
4) 26/0666/FUL	Mr Marc Astley	Proposed first floor extension above the existing garage 9 Washbrook View, Ottery st Mary, EX11 1EP

P/26/04/09 To receive Councillors' questions relating to Planning Matters

P/26/04/10 Date of the next meeting: TBC

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (England) REGULATIONS 2012

**Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 25/0055/TPO)**

East Devon District Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Tree Preservation Order No. 25/0055/TPO, "Land abutting Strawberry Lane, Strawberry Lane, Ottery St Mary", 25th November 2025.

Interpretation

2.— (1) In this Order "the authority" means East Devon District Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3.— (1) **Subject to article 4**, this Order shall take effect provisionally on 25th November 2025.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

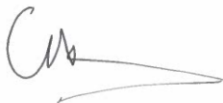
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 25 November 2025

Signed on behalf of East Devon District Council



.....
Authorised by the Council to sign in that behalf

[CONFIRMATION OF ORDER

This Order was confirmed by East Devon District Council without modification on ...10th... day of

...April... 2026...

~~OR~~

~~This Order was confirmed by East Devon District Council on day of
subject to the following modification(s):~~



.....
Authorised by the Council to sign in that behalf]

~~—[DECISION NOT TO CONFIRM ORDER~~

~~A decision not to confirm this Order was taken by East Devon District Council on day of~~

~~.....~~

.....
Authorised by the Council to sign in that behalf]

~~—[VARIATION OF ORDER~~

~~This Order was varied by East Devon District Council on day of~~

~~under the reference number~~

.....
Authorised by the Council to sign in that behalf]

~~—[REVOCATION OF ORDER~~

~~This Order was revoked by East Devon District Council on day of~~

.....
Authorised by the Council to sign in that behalf]

SCHEDULE

SPECIFICATION OF TREES

TREE PRESERVATION ORDER NO. 25/0055/TPO

LAND ABUTTING STRAWBERRY LANE, STRAWBERRY LANE, OTTERY ST MARY

REF. ON MAP	DESCRIPTION	SITUATION
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TREES SPECIFIED INDIVIDUALLY

(Encircled in a solid black line on map)

T1	Oak	Centred on grid ref: (E) 308957 (N) 094628
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TREES SPECIFIED BY REFERENCE TO AN AREA

(None)

GROUP OF TREES

(None)

WOODLAND

(None)

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations, which apply in relation to England only, substantially revoke and replace the Town and Country Planning (Trees) Regulations 1999, to the extent to which they apply to England. They also revoke the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No. 2) (England) Regulations 2008.

Part 2 prescribes the form of tree preservation orders and the procedure for their making, provisional effect, confirmation, variation and revocation. The prescribed form is set out in the Schedule to the Regulations.

Part 3 of the Regulations sets out prohibited activities in relation to a tree protected by an order and exceptions. Under regulation 13 a tree protected by a tree preservation order may not be cut down, topped, lopped, uprooted or wilfully damaged or destroyed without the consent of the local planning authority, unless an exception applies. These exceptions are set out in sections 198(7) and 200(1) of the Town and Country Planning Act 1990, and in regulation 14 of the Regulations.

Section 198(7) provides exceptions relevant to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of section 2(4) of the Opencast Coal Act 1958 (c. 69) on land affected by a tree preservation order despite its repeal) and section 15 of the Forestry Act 1967 (c.10) (licences under that Act to fell trees comprised in a tree preservation order).

Section 200(1) provides that a tree preservation order does not have effect in respect of anything done by or on behalf of Forestry Commissioners on land placed at their disposal in pursuance of the Forestry Act 1967 or otherwise under their management or supervision or anything done by or on behalf of any other person under a plan of works approved by the Forestry Commissioners under a forestry dedication covenant (as defined in section 5 of the Forestry Act 1967) or under conditions of a grant or loan made under section 1 of the Forestry Act 1979 (c. 21).

Regulation 14 contains exceptions to the requirement for consent and regulation 15 contains exceptions for trees in conservation areas.

Part 4 of the Regulations prescribes the procedure for applications for consent under tree preservation orders.

Part 5 prescribes the procedure for appeals and for their determination. Regulation 19 grants a right of appeal in respect of a refusal to grant consent, a grant of consent subject to conditions or a failure to determine an application for consent within the prescribed time period.

In Part 6, regulation 24 provides for compensation claims, subject to exceptions, to be made where loss or damage has been incurred as a consequence of a refusal to grant consent, a grant of consent subject to conditions or a refusal of approval required under a condition.

Part 7 contains miscellaneous provisions. Regulation 25 provides that the prescribed time for the purposes of sections 206(1)(b) (replacement trees) and 213(1)(b) (enforcement of controls as respects trees in conservation areas) is whenever the cutting down or uprooting of a tree is authorised only by virtue of regulations 14(1)(a)(i) or 14(1)(c) (dead or dangerous trees).

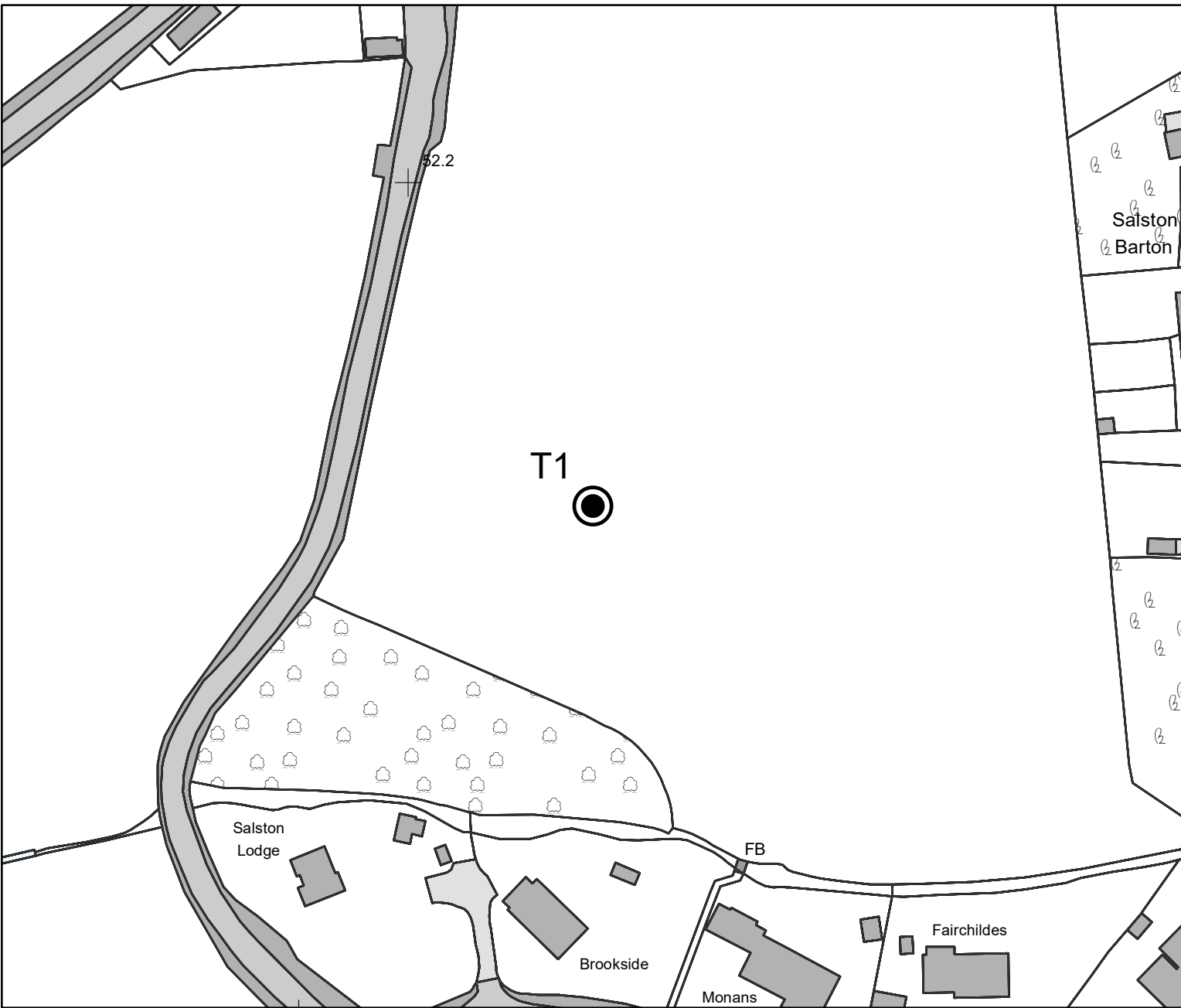
Regulation 26 revokes the Town and Country Planning (Trees) Regulations 1999, the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No.2) (England) Regulations 2008, subject to transitional, transitory and saving provisions in respect of certain classes of order. This regulation also saves regulation 17 of the Town and Country Planning (Trees) Regulations 1999 (amendment to the Town and Country Planning General Regulations 1992).

Under section 193 of the Planning Act 2008 (c. 29), all tree preservation orders made prior to the date on which these Regulations come into force take effect with the omission of all of their provisions other than any that identify the order or identify the trees, groups of trees or woodlands to which the order applies.

A full impact assessment of the effect that this instrument will have on the costs of business, charities and the voluntary sector has been prepared in relation to these Regulations. The assessment has been placed in the Library of each House of Parliament and is published with the Explanatory Memorandum alongside the instrument on www.legislation.gov.uk. The assessment may also be accessed at www.communities.gsi.gov.uk.

East Devon District Council Tree Preservation Order 25/0055/TPO

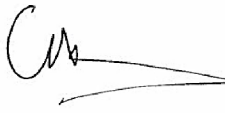
Land abutting Strawberry Lane, Strawberry Lane, Ottery St Mary



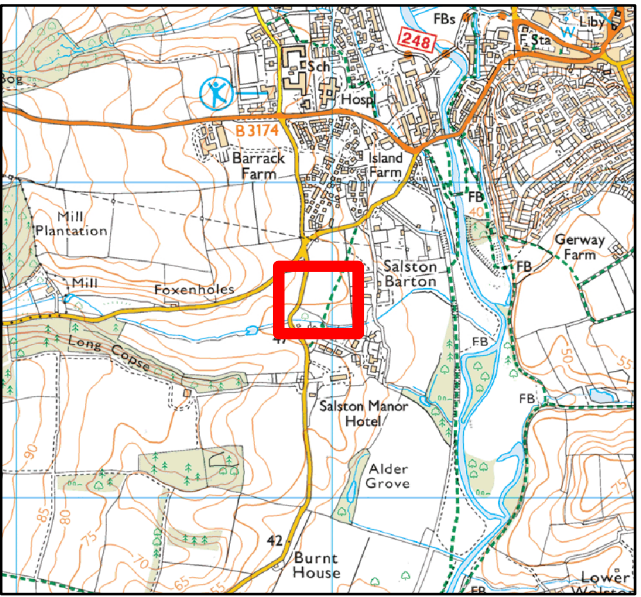
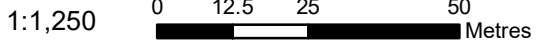
Key

- Tree
- Area
- Group
- Wood

Authorised Signature



10 April 2026





Ottery St Mary Town Council

Minutes of the Planning meeting held on **Monday 30 March 2026 at 6:30 pm**. 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 Grainger (Chair), Richard Copus (Deputy Chair), Peter Faithfull, Sarah Martin, Janice Aherne and Emily Peka

One member of public

Minute Taker Jane Bushby - Ottery St Mary Town Council Admin

P/26/03/12 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies received from Cllr Vicky Johns

P/26/03/12 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	26/0396/TCA Affects NRI
Cllr Richard Copus	No declaration
Cllr Peter Faithfull	No declaration
Cllr Sarah Martin	No declaration
Cllr Janice Aherne	26/0377/MFUL Affects & Prejudicial NRI
Cllr Emily Peka	No declaration

P/26/03/12 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/26/03/12 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

There were none

Chair's initials _____

P/26/03/12 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

The minutes of the Planning meeting were signed by the Chair as a correct record

P/26/03/12 PLANNING DECISIONS RECEIVED

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

P/26/03/12 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 no public present

P/26/03/12 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) 26/0396/TCA	Mrs Sarah Owen	T6 : Holly - remove as 90% dieback. T10 : Box - remove one stem due to bifurcation. The Vicars House, The College, OSM, EX11 1DQ
Cllr Richard Grainger abstained from the discussion and the vote Town Council Comments: The Town Council support this application		
2) 26/0377/MFUL	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 Land at Metcombe, Higher Metcombe, OSM

Chair's initials _____

Cllr Janice Aherne left the room and did not vote. Cllr Aherne returned after the vote

Town Council Comments:

The Town Council supported this application, subject to porous materials being used in the parking area

3)	26/0383/FUL	Mr & Mrs Dennis	Proposed single storey timber clad extension to the south elevation to replace the conservatory and the erection of an outbuilding Tumbledale, Birdcage Lane Ottery St Mary EX11 1LN
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Town Council Comments:

The Town Council support this application subject to the applicant complying with the contents of the arboriculturist report and the provision for rain water harvesting

4)	26/0310/FUL	Mr John Brown	Shepherds hut - siting within agricultural field (retrospective) Little Gosford Farm, Gosford, Ottery St Mary, EX11 1LY
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Town Council Comments:

The Town Council support this application

5)	26/0559/TCA	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. 2 Dunkirk Cottages, Cadhay, OSM, EX11 1QS
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Town Council Comments:

The Town Council do not support this application based on the fact that the property is within the conservation area and an arboriculturist report has not been received to justify the work needed

6)	26/0388/FUL	Gemma Richards	Construction of porch extension to the north elevation, roofing over infill area and conversion of out-house.
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Chair's initials _____

			5 Coombe Vale, Tipton St John, EX10 0AJ
Town Council Comments: The Town Council support this application			
7)	26/0497/FUL	Jane Billing	Construction of single storey front extension and internal alterations 7 Meadow Close, OSM, EX11 1EW
Town Council Comments: The Town Council support this application			
8)	26/0442/FUL	Mr T Johnson	Single storey extension to existing dental practice to provide X-ray room Sunny Corner, Hind Street, OSM, E11 1BW

Town Council Comments:

The Town Council support this application subject to bat boxes and sparrow terraces positioned as recommended in the Ecology report. Work should be completed while adhering to construction working hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays.

P/26/03/12 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none

P/26/03/12 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.03

Date of signature:	Signature:
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Chair's initials _____

Chair's initials _____