



Ottery St Mary Town Council

Minutes of the ORDINARY MEETING OF Planning Committee held on **Tuesday 26 May 2026** at **18:30**. The meeting was held in the **Ottery St. Mary Town Council Offices, 8 Broad Street, Ottery St Mary EX11 1BZ**

Present: Cllrs Peter Faithfull, Richard Grainger (Chair), Richard Copus (Vice Chair), Vicky Johns (Mayor), Janice Aherne, Sarah Martin and Emily Peka
In Attendance: One member of the public and Kerry Kennell, Town Clerk
Minute Taker: Kerry Kennell, Town Clerk

P/26/05/11 APOLOGIES FOR ABSENCE

To receive apologies for absence

All councillors were present.

P/26/05/11 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 Copus	No interests declared.
Cllr Johns	No interests declared.
Cllr Aherne	No interests declared.
Cllr Faithfull	No interests declared. During the meeting Cllr Faithfull declared an 'affects NRI' interest in relation to application 26/0735/FUL as he knows the applicant and their family
Cllr Peka	No interests declared.
Cllr Martin	No interests declared.
Cllr Grainger	No interests declared.

P/26/05/11 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/26/05/11 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

25/0839/FUL	1 Broad Street, Ottery St Mary	Appeal allowed
25/0509/MOUT	Ottery Road, Feniton	Appeal dismissed
25/0809/FUL	1 Silver Street, Ottery St Mary	Appeal allowed
The amended comments on 26/0705/PDQ - The Poultry Barn, Feniton following a site visit on 8th May 2026 which were agreed via delegated authority were noted: The Council would like to reiterate the following comments submitted on 4th December 2025: 1. This proposal represents development in the wrong location. This does not align with the intended use of the area for employment as designated by EDDC. 2. This site is not included in the new East Devon Local Plan further confirming unsuitability for residential conversion. 3. All prior objections submitted by the Council still stand. We refer to the previous officer's report and the points raised, as nothing has changed in the circumstances.		

Thanks were noted to everyone that attended the EDDC Planning Committee meeting regarding application 25/2468/MOUT.

P/26/05/11 MINUTES

To receive the Minutes of the Meeting of the Town Council of 29th April 2026 and to approve the signing of the Minutes by the Chair as a correct record

The minutes of 29th April 2026 were approved and signed by the Chair as a correct record.

P/26/05/11 PLANNING DECISIONS RECEIVED

25/0017/EIA	Land Adjacent to Gerway Nurseries, Gerway Close	Closed
26/0275/FUL	8 Jesu Street, Ottery St Mary EX11 1EU	Approval with conditions
25/2461/FUL	Stonehill Quarry Lodge, Lancercombe, EX10 OJX	Approval with conditions
26/0559/TCA	2 Dunkirk Cottages, Cadhay, EX11 1QS	TPO Not Required
26/0497/FUL	7 Meadow Close, Ottery St Mary EX11 1EW	Approval with conditions
26/0607/TCA	Grandissons Court, The College, OSM EX11 1DZ	TPO Not Required
26/0872/PRETDD	Fire Station, OSM EX11 1AQ	Application closed
26/0748/AGR	Agricultural Building, ,Gipsies Lane, Tipton St John EX10 OLR	Refusal
25/0061/TPO	Land adj.Sunnyland Cottage, OSM	TPO granted
26/0666/FUL	9 Washbrook View Ottery St Mary EX11 1EP	Approval with conditions
26/0649/TRE	Salston Manor Ottery St Mary EX11 1LD	Approval with conditions

Chair's initials _____

26/0388/FUL	5 Coombe Vale Tipton St John EX10 OAU	Approval - standard time limit
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P/26/05/11 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.

P/26/05/11 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

26/0735/FUL	Mrs Angela Glanville Higher Barnes, Wiggaton, OSM EX11 1PY	Installation of an array of 7 solar panels on the south-facing roof of the studio/pottery barn at Higher Barnes, Wiggaton. Installation of a battery inside the studio.
The Council support the application.		
26/0860/PDQ	Ms Fiona Hamilton-Bryant Barn Wiggaton, Ottery St Mary	Application to determine if prior approval is required for change of use of the agricultural barn to 2no. dwellings (Use Class C3)
There is a need for clarification on whether the building is currently in use, as observations on site suggest ongoing activity. The available information is insufficient to determine its status as redundant or otherwise, and further verification by EDDC is required before a decision can be made.		
26/0551/FUL	Ms H Blackmore Coldharbour Farm East Hill Ottery St Mary EX11 1QL	Change of use of farm shop to a dwelling
<p>The Town Council has considered this application and wishes to raise the following concerns. The proposal relates to the creation of a new dwelling in the open countryside, outside of the defined development area. While it is acknowledged that the site has an existing business use, and that previous permission appears to have been granted based on farm diversification, the current application seeks to introduce a separate residential unit without any agricultural or operational tie. This represents a departure from the original justification for development in this location.</p> <p>The Council is concerned that the proposal would result in an unjustified new dwelling in the countryside, contrary to established planning policy. Furthermore, the creation of a separate habitation raises additional concerns regarding the long-term sustainability and precedent for further residential development in this location.</p>		

Chair's initials _____

It is also noted that Environmental Health has raised concerns and requested further information, particularly given the proximity of the proposed dwelling to an existing barn. At present, insufficient information has been provided to fully assess the potential impacts on residential amenity. The Council supports the position of Environmental Health in this respect. The Council also notes that no comments have been received from the Highways Authority, and therefore the implications in terms of access and traffic cannot be fully assessed at this stage. Given the above concerns, including the lack of sufficient supporting information, the location outside the development boundary, the absence of an agricultural or functional need, and the unresolved issues raised by Environmental Health, the Town Council does not support this application.

26/0880/TRE	Markia Elliot 15A Silver Street Ottery St Mary EX11 1DB	T1: Copper Beech: 20% crown reduction by reducing branch lengths by 2m, maximum diameter cuts of 100mm.
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The Town Council notes that the site is subject to a Tree Preservation Order (TPO) and is located within the Conservation Area. Given the presence of protected trees, an arboriculturist's report should be provided to assess the potential impact of the proposed works. The Council would only be able to offer support if the proposal is supported and verified by a suitably qualified arboriculture assessment. Furthermore, the application form does not appear to have been correctly completed in relation to the property's location within a conservation area and the presence of TPO-protected trees. This raises concerns regarding the completeness and accuracy of the submission. Until such time as the required arboriculture information is provided and the application documentation is correctly completed, the Town Council is unable to support the proposal.

26/0553/LBC	Mr Mathew Spencer Tumbling Weir Hotel and Restaurant Canaan Way Ottery St Mary EX11 1AQ	Install 2no. air source heat pumps (ASHP) on flat roof extension on north elevation; removal of mechanical extraction unit on rear north elevation & east elevation & make good; install low level extraction vent on north elevation; removal of walls in Function Room; install new kitchen, waste pipes & mechanical extraction in old Function Room; removal of walls on ground & first floor; removal of walls in 1980s extension to re-configure bedrooms into family bedrooms & bathrooms and replacement of all internal doors on first floor
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Concern was raised regarding the siting of the air source heat pumps on the roof, rather than at ground level, which raises concerns regarding potential noise impacts. The elevated position may increase the risk of noise reverberation and impact on amenity and therefore requires careful assessment.

The Council notes that comments from Environmental Health are awaited in relation to noise and amenity considerations.

In summary, the Town Council would not object in principle, subject to:

- Confirmation and agreement from the Conservation Officer;
- Approval of the required Listed Building Consent;
- Satisfactory comments from Environmental Health regarding the potential noise impacts;

26/0955/FUL	<p>Mrs Therese Luce Cadhay Barton Cadhay Ottery St Mary EX11 1QY</p>	<p>Partial demolition and extension of existing boot room, replacement of existing pitched roof with flat roof, conversion of existing garage, installation of new doors and windows including French doors to the rear elevation, and removal of existing roof cupola. Proposed raised terrace to the rear.</p>
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The Council support the application.

P/26/05/11 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

There were none.

P/26/05/11 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 19.13.

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Chair's initials _____