Ottery St Mary Town Council

Minutes of the ORDINARY MEETING OF Planning Meeting held on **Monday 27 July 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: Cllrs Richard Grainger (Chair), Vicky Johns (Mayor), Peter Faithfull, Janice Aherne and Emily Peka
In Attendance: Kerry Kennell (Town Clerk) and two members of the public
Minute Taker: Kerry Kennell, Town Clerk

P/26/07/11 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies received from Cllrs Sarah Martin and Richard Copus.

P/26/07/12 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 Vicky Johns	No declaration made
Cllr Richard Grainger	No declaration made
Cllr Peter Faithfull	No declaration made
Cllr Janice Aherne	No declaration made
Cllr Emily Peka	No declaration made

P/26/07/13 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

There were none.

P/26/07/14 REPORTS, CORRESPONDENCE AND ITEMS REFERRED TO THE COMMITTEE

1) App 26/1212/FUL 9 Meadow Close - At the time of the Planning meeting on the 7th July, the supporting documents were not available to view on the EDDC Planning Portal. This issue has been reported to EDDC. As a result, the Committee were unable to reach an informed decision at the meeting. The Committee wished to review and verify the supporting information but were unable to do so due to the unavailability of the documents. It was therefore resolved that the Clerk, in consultation with the Chair, Vice-Chair, Mayor and the rest of the Committee, would submit the Committee comments under delegated

authority once the supporting documents became available for review. Comment submitted ;

'The Town Council have no objection in principle to the proposed development, as they do not consider it likely to result in any significant detrimental impact on neighbouring properties.

However, the Committee do have a concern regarding the tree referred to within the application documents. The application states that the tree either on, or adjoining, the site will not require removal or pruning as part of the proposed development. Despite this statement, no further details appear to have been provided regarding the species, size, location or condition of the tree.

Without this information, it is difficult to assess whether the proposed extension or expansion could affect the tree, particularly in relation to its root protection area and any excavation or foundation works associated with the development. While we understand that the tree does not appear to be protected by a Tree Preservation Order, it may still have amenity value and could potentially be adversely affected by the proposed works.'

2) Appeal decision 25/0800/FUL - Appeal Ref: 6005430 6 Jesu Street, Ottery St Mary Devon EX11 1EU -Dismissed

3) Tree Preservation Order -26/0022/TPO -Land in front of 1-3 Winter's Lane, Ottery St Mary

4) 26/1312/CPE Certificate of Lawfulness - Four Elms Farm, Alfington, Ottery St Mary, EX11 1NY – this was noted by the committee.

P/26/07/15 MINUTES

To receive the Minutes of the Planning Meeting of the Town Council of 7th July 2026 and to approve the signing of the Minutes by the Chair as a correct record

The minutes of 7th July 2026 were approved and signed by the Chair as a correct record of the meeting.

P/26/07/16 PLANNING DECISIONS RECEIVED

26/0310/FUL	Little Gosford Farm,Gosford ,Ottery St Mary ,EX11 1LY	Approval retrospective (conditions)
26/0955/FUL	Cadhay, Barton Cadhay, Ottery St Mary, EX11 1QY	Approval with conditions
26/0880/TRE	15A Silver Street, Ottery St Mary, EX11 1DB	Approval with conditions
26/0311/FUL	Little Gosford Farm,Gosford, Ottery St Mary EX11 1LY	Approval retrospective (no conditions)
26/0303/MFUL	Straitgate Farm, Exeter Road, Ottery St Mary, EX11 1LG	Approval with conditions

P/26/07/17 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.

A representative from the Sidmouth Road Development Action Group acknowledged EDDCs refusal of application 26/0094/MOUT. They thanked the Town Council for their ongoing support. The Committee thanked the members of the Sidmouth Road Development Action Group for their efforts. The Council provided an update on the hedgerow replacement notice which is due to be issued shortly.

The two members of the public left the meeting.

P/26/07/18 TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

Reference	Applicant	Details
1) **26/1184/FUL**	Miss E Pusey	Demolition of detached garage and store room and replacement two storey garage/office Pinetrees, Exeter Road, Ottery St Mary, EX11 1LH
The Town Council objects to this application. The existing buildings are Victorian, if not earlier, and are considered to have significant historic and heritage value. The Council believes these buildings should be preserved and restored rather than demolished. The Council considers the proposed development to be inappropriate in scale for the site. Given the size of the plot, there is sufficient opportunity for alternative arrangements, including the provision of garage accommodation elsewhere. The applicant has already been granted permission for a two-car garage under application 25/495/FUL, and the Council sees no justification for the proposed six-car garage. Accordingly, the Council objects to this application on the grounds of its impact on the historic buildings and the excessive scale of the proposal. The Council further requests that all conditions attached to the earlier approved application are fully enforced and complied with.		
2) 26/1171/FUL	Mr Joe Williams	Demolition and replacement of existing rear conservatory and first floor extension with a two-storey rear extension, and solar PV panels to the rear south facing roof slope 28 Paternoster Row, Ottery St Mary, EX11 1DP
The Town Council support this application. The Council welcomes the provision of bat and swallow boxes. The Council also strongly supports the proposed rainwater harvesting/water collection measures included within the scheme.		
3) **26/1126/FUL**	Mr William Lane	Replacement of existing extension with new extension to the south elevation **14 Ridgeway, Ottery St Mary, EX11 1DT**
The Town Council support this application.		

P/26/07/19 TO RECEIVE COUNCILLORS' QUESTIONS RELATING TO PLANNING MATTERS

The Council noted that councillors had received correspondence from residents concerning works at the former Kings Arms public house, a Grade II listed building. It is understood that these matters have been raised with East Devon District Council.

P/26/07/20 DATE OF THE NEXT MEETING: TBC

Meeting concluded at 7.11 PM

Chair's initials _____

Chair's initials _____