



Ottery St Mary Town Council

8 Broad Street, Ottery St Mary, Devon EX11 1BZ

PUBLIC NOTICE OF MEETING

Planning Committee

Issued: Wednesday, 12 August 2026

Dear All,

Notice is hereby given of a public meeting of the **Planning Committee** to be held at **6:30 PM** on **Monday, 17 August 2026** at **Ottery St. Mary Town Council (8 Broad Street, Ottery St. Mary, Devon, EX11 1BZ)**. Members of the public and press are welcome to attend in accordance with the Public Bodies (Admission to Meetings) Act 1960. This notice is given under paragraph 10(2) of Schedule 12 to the Local Government Act 1972.

Jane Bashby

Administrator

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 Mayor 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 Mayor 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 Mayor may approve an exception to this request in special circumstances

1. Apologies for Absence

To receive and record apologies for absence. Members are reminded that the Council can only accept apologies where a valid reason is given. Local Government Act 1972, s.85(1)

2. Declarations of Interest

To receive any declarations of pecuniary or non-pecuniary interests from members in items on the agenda, and any requests for dispensations. Members are reminded of their obligations under the Localism Act 2011 s.29–34.

3. Exclusion of Public and Press

To RESOLVE that, under the Public Bodies (Admission to Meetings) Act 1960 s.1(2), the public and press be excluded from the remainder of the meeting by reason of the confidential nature of the business to be transacted.

4. Reports, Correspondence and Items Referred to the Committee

5. Confirmation of Minutes

To approve and sign the minutes of the previous meeting as a true and correct record. Local Government Act 1972 Schedule 12 para 41.

6. Planning Decisions Received

7. Public Participation

To allow members of the public to address the Council in accordance with the Council's Standing Orders. A maximum of 3 minutes per speaker, total session 15 minutes. Public Bodies (Admission to Meetings) Act 1960, s.1 & Openness of Local Government Bodies Regs 2014; speaking via standing orders.

TO CONSIDER AND DETERMINE OBSERVATIONS ON THE FOLLOWING PLANNING APPLICATIONS

8. 26/1490/FUL — Full

Summary

This application seeks full planning permission for renovation works and a new rear external staircase to a commercial property at 7 Broad Street, Ottery St Mary. The property is located within

the town centre and, from the address, is likely to fall within or immediately adjacent to the Ottery St Mary Conservation Area.

9. 26/1537/FUL — Full

Summary

This application seeks permission for proposed off-road parking at 12 Tipton Vale, Metcombe, Ottery St Mary, EX11 1RW. The site is located in Metcombe, a small hamlet within the Neighbourhood Plan area. The application is assigned to the Householder Team at East Devon District Council.

10. Matters Raised by Members Not Otherwise on the Agenda

To receive brief updates or questions from members on matters not otherwise on the agenda. No decisions may be taken under this item. Members are reminded this is for information and signposting only; substantive matters should be referred to a future agenda.

11. Date and Time of Next Meeting

To confirm the date, time and venue of the next meeting of the Council.

APPENDIX I — Public Documents

5. Confirmation of Minutes

2026-07-27 - Planning Meeting - Draft Minutes (2).pdf

8. 26/1490/FUL — Full

26 1490 FUL.pdf

9. 26/1537/FUL — Full

26 1537 FUL - 12 Tipton Vale Metcombe.pdf



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

Chair's initials _____

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

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

Chair's initials _____

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.

Chair's initials _____

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

Meeting concluded at 7.11 PM

Chair's initials _____

Chair's initials _____

Clerk To Ottery St Mary Town Council

30 July 2026

26/1490/FUL				
Date Valid:	28 July 2026	Target Date:	22 September 2026	
Ward:	Ottery St Mary	Parish:	Ottery St Mary	
Applicant:	Mr David Grimshaw 7 Broad Street Ottery St Mary EX11 1BS	Agent:	Element Architecture Limited Mr Adam James Brunswick Street Teignmouth TQ14 8AG	
Proposal:	Renovation works and new rear external staircase to commercial property			
Location:	7 Broad Street Ottery St Mary EX11 1BS			
UPRN:	010000272764			
Map Ref:	309849	95416		
Area Team:	Central Team			
E-mail:	planningcentral@eastdevon.gov.uk			

COMMENTS (Please login to planning online to submit your comments via your consultee in tray).

All comments submitted are subject to GDPR and will be kept on a public file and published on our website.
(DO NOT REPLY TO THIS EMAIL ADDRESS - USE THE RELEVANT TEAM EMAIL ADDRESS)

Clerk To Ottery St Mary Town Council

3 August 2026

26/1537/FUL			
Date Valid:	30 July 2026	Target Date:	24 September 2026
Ward:	Ottery St Mary	Parish:	Ottery St Mary
Applicant:	Mr Calum Rogers And Miss Olivia Brown 12 Tipton Vale Metcombe Ottery St Mary EX11 1RW	Agent:	Architectural Conservation & Design Mr David Wilkins Silver Mist Alfington Ottery St Mary EX11 1PA
Proposal:	Proposed Off Road Parking		
Location:	12 Tipton Vale Metcombe Ottery St Mary EX11 1RW		
UPRN:	100040188540		
Map Ref:	308716	92095	
Area Team:	Householder Team		
E-mail:	planninghouseholder@eastdevon.gov.uk		

COMMENTS (Please login to planning online to submit your comments via your consultee in tray).

All comments submitted are subject to GDPR and will be kept on a public file and published on our website.

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