



Ottery St Mary Town Council

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

PUBLIC NOTICE OF MEETING

Planning Committee

Issued: Wednesday, 23 September 2026

Dear All,

Notice is hereby given of a public meeting of the **Planning Committee** to be held at **6:30 PM** on **Monday, 28 September 2026** at **Ottery St. Mary Town Council**. 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.

Laura Dickinson

Committee Clerk to Ottery St Mary Town Council

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. Dispensations

Council considers written requests to speak/vote despite a declared interest. Localism Act 2011, s.33

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.

8. Planning Applications

To consider planning applications received and determine the Council's response to the Local Planning Authority. Under s.2 of the Town and Country Planning Act 1990 and the Council's consultation right, responses must be submitted within the statutory consultation period.

8.1 26/1834/FUL — Full

Winklern, Wiggaton, Ottery St Mary, EX11 1PU

The replacement of a flat roof with a pitched alternative and internal alterations.

Application on the planning portal: <https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TL3UCXGHKWV00>

8.2 26/1880/TCA — Trees in a Conservation Area (TCA)

Westholm, Mill Street, Ottery St Mary, EX11 1AE

Crack willow - remove and replacement with native tree.

Application on the planning portal: <https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TLGT2SGHL5K00>

8.3 26/1851/FUL — Full planning application

Higher Gosford Farm, Fenny Bridges, EX14 3AZ

Demolition of redundant buildings (retrospective) and replacement with new agricultural building.

Application on the planning portal: <https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TL7JSGGHKZY00>

9. 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.

10. 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

2026-09-14 - Ottery St Mary Town Council - Planning Committee - Minutes.pdf

8.1 26/1834/FUL — Full

26.1834.FUL.pdf

8.2 26/1880/TCA — Trees in a Conservation Area (TCA)

26.1880.TCA.pdf

8.3 26/1851/FUL — Full planning application

26.1851.FUL.pdf



Ottery St Mary Town Council — MINUTES

Planning Committee — Monday, 14 September 2026

Published: Friday, 18 September 2026

Attendance

Present: Councillors Johns (Chair), Faithfull, Martin

Also present: Jane Bushby — Administrator, Laura Dickinson — Assistant Clerk

Members of the public present: 2

P/26/09 Apologies for Absence

Apologies were noted from Cllr Grainger, Cllr Copus, Cllr Aherne and Cllr Peka.

P/26/09 Declarations of Interest

There were none.

P/26/09 Exclusion of Public and Press

There were none.

P/26/09 Reports, Correspondence and Items Referred to the Committee

Appeal Reference 6015090 NOTED by the Committee.

P/26/09 Confirmation of Minutes

The minutes of 17th August 2026 were approved and signed by the Chair as a correct record of the meeting.

P/26/09 Planning Decisions Received

There were none.

P/26/09 Public Participation

Two members of the public were present and addressed the Council in relation to Planning Application 26/1723/FUL. It was **AGREED** by the Committee to discuss this application first.

P/26/09 To consider and determine observations on the following planning applications

The Committee agreed to discuss 8.3 first as the applicants were present.

P/26/09 26/1534/FUL — Full

It was **RESOLVED** that the Council supports the application, subject to adherence of the Arboricultural Report. The Town Council would like to highlight particular trees, the sycamore, oak and ash to the North West, to Devon County Council and East Devon District Council.

P/26/09 26/1103/LBC — Listed Building Consent

It was **RESOLVED** that the Council supports the application, taking into account the need to improve the property in line with Historic England's report and in line with the Conservation Officer's agreement.

P/26/09 26/1723/FUL — Full

It was **RESOLVED** that the Council supports the application, subject to provision for rain water harvesting.

P/26/09 Matters Raised by Members Not Otherwise on the Agenda

There were none.

P/26/09 Date and Time of Next Meeting

The date of the next meeting will be confirmed.

The meeting closed at 19:05.

Signed: _____

Vicky Johns

Chair of the Planning Committee

Date: _____

Clerk To Ottery St Mary Town Council

14 September 2026

26/1834/FUL			
Date Valid:	9 September 2026	Target Date:	4 November 2026
Ward:	Ottery St Mary	Parish:	Ottery St Mary
Applicant:	Edward Mcilroy Winklern Wiggaton Ottery St Mary EX11 1PU	Agent:	MC Architecture Mr Mitchel Cooper 9 Buttery Road Honiton EX14 2FA
Proposal:	The replacement of a flat roof with a pitched alternative and internal alterations		
Location:	Winklern Wiggaton Ottery St Mary EX11 1PU		
UPRN:	010000272738		
Map Ref:	309966	93448	
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.
(DO NOT REPLY TO THIS EMAIL ADDRESS - USE THE RELEVANT TEAM EMAIL ADDRESS)

Clerk To Ottery St Mary Town Council

18 September 2026

26/1880/TCA				
Date Valid:	16 September 2026	Target Date:	28 October 2026	
Ward:	Ottery St Mary	Parish:	Ottery St Mary	
Applicant:	BILLY Dainton	Agent:		
	Westholm Mill Street Ottery St Mary EX11 1AE			
Proposal:	Crack Willow - remove and replacement with native tree.			
Location:	Westholm Mill Street Ottery St Mary EX11 1AE			
UPRN:	100040187727			
Map Ref:	309662	95458		
Area Team:	Trees Team			
E-mail:	trees@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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Clerk To Ottery St Mary Town Council

22 September 2026

26/1851/FUL			
Date Valid:	18 September 2026	Target Date:	13 November 2026
Ward:	Ottery St Mary	Parish:	Ottery St Mary
Applicant:	Mr C Gibbins Higher Gosford Farm Fenny Bridges EX14 3AZ	Agent:	RT Designs Mrs Rose Tripp Russets Six Mile Hill Tedburn St. Mary Exeter EX6 6AZ
Proposal:	Demolition of redundant buildings (retrospective) and replacement with new agricultural building.		
Location:	Higher Gosford Farm Fenny Bridges EX14 3AZ		
UPRN:	010000273072		
Map Ref:	309680	98028	
Area Team:	Central Team		
E-mail:	planningcentral@eastdevon.gov.uk		

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