Ottery St Mary Town Council

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

PUBLIC NOTICE OF MEETING

Planning Committee

Issued: Thursday, 5 November 2026

Dear All,

Notice is hereby given of a public meeting of the **Planning Committee** to be held at **6:30 PM** on **Tuesday, 10 November 2026** at . 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. 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.

PLANNING APPLICATIONS

8. 26/2118/VAR — Variation of Condition

Land South of Lily Cottage, Exeter Road, Whimple, EX5 2PS.

Variation of Condition 19 (surface water drainage scheme during operation) of planning permission 21/1688/MFUL (Roadside Service Area (RSA), including a Petrol Filling Station (PFS) comprising a forecourt sales building, canopy, separate HGV and car fuel pumps and underground storage tanks, together with a Class E/Sui Generis drive-thru restaurant, associated car, coach and HGV parking,

landscaping and off-site highway works on the B3174) to amend the timing for the submission and approval of the permanent surface water drainage scheme from prior to commencement of development to prior to the installation of the permanent drainage infrastructure.

Application on the planning portal: https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TN0B5BGHM8600

9. 26/1464/FUL — Full planning permission

Cadhay House, Cadhay, Ottery St Mary, EX11 1QT.

Removal of asbestos roof covering and gutters from barn and reroofing with identical fibre cement covering; installation of 6 no. clear corrugated panels on the north elevation and PV panels on the south elevation.

Application on the planning portal: https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIGTW8GH09100

10. 26/1407/LBC — Listed Building Consent

Cadhay House, Cadhay, Ottery St Mary, EX11 1QT.

Removal of asbestos roof covering and gutters from barn and reroofing with identical fibre cement covering; installation of 6 no. clear corrugated panels on the north elevation and PV panels on the south elevation.

Application on the planning portal: https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THX3S5GHIIT00

11. 26/2117/FUL — Full planning permission

16 Mallocks Close, Tipton St John, EX10 0AP.

Proposed internal and external alterations.

Application on the planning portal: https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TN0B4HGHM8400

12. 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.

13. Date and Time of Next Meeting

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

APPENDIX I — Public Documents

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4. Reports, Correspondence and Items Referred to the Committee

25.2468.mout.hn.pdf

5. Confirmation of Minutes

Planning Meeting-Minutes (12).pdf

8. 26/2118/VAR — Variation of Condition

26.2118.VAR.pdf

9. 26/1464/FUL — Full planning permission

26.1464.FUL.pdf

10. 26/1407/LBC — Listed Building Consent

26.1407.LBC.pdf

11. 26/2117/FUL — Full planning permission

26.2117.FUL.pdf

Date:	3 November 2026
Please contact:	Mr R Capon (01395 517521)
E-mail:	Planningappeals@eastdevon.gov.uk
Our Reference:	**25/2468/MOUT**

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ

DX48808 Honiton

Tel: 01395 516551

www.eastdevon.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Landra Developments Ltd**

APPEAL REF: **6013445**

PROPOSAL: **Outline application (with all matters reserved except for access from Sidmouth Road) for the demolition of a farm building and the erection of up to 140 residential dwellings (Class C3) with associated infrastructure and engineering works including landscaping, open space, surface water drainage and internal roads/footpaths/ cycleways.**

LOCATION: **Land adjacent to Gerway Nurseries Gerway Close Ottery St Mary**

Further to my previous letter dated 30 September 2026, I can now confirm the arrangements for the Hearing.

The Hearing will commence **at 10.00am** on **Wednesday 18 November 2026** at the Council Offices **Blackdown House, Heathpark Industrial Estate, Honiton EX14 1EJ.** The Hearing is expected to be heard for the duration of 2 days.

The Inspector currently appointed to determine the appeal is D Wilson.

Members of the public may attend the Hearing and, at the Inspector's discretion, express their views.

If you, or anyone you know has a disability and is concerned about facilities at the venue, you should contact the Council to confirm that suitable provisions are in place.

You can view the appeal documents under the application details on our website www.eastdevon.gov.uk or by using the following link –

25/2468/MOUT | Outline application (with all matters reserved except for access from Sidmouth Road) for the demolition of a farm building and the erection of up to 140 residential dwellings (Class C3) with associated infrastructure and engineering works including landscaping, open space, surface water drainage and internal roads/footpaths/cycleways. | Land Adjacent To Gerway Nurseries Gerway Close Ottery St Mary

When made, the decision will be published online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference.

Yours faithfully

R Capon

Senior Technical Officer
Development Management

Ottery St Mary Town Council — MINUTES

Planning Committee — Monday, 26 October 2026

Published: Friday, 30 October 2026

Attendance

Present: Cllr Richard Grainger (Chair), Cllr Richard Copus, Cllr Janice Aherne, Mayor Vicky Johns, Cllr Peter Faithfull

Also present: Laura Dickinson — Assistant Clerk, Kerry Kennell — Town Clerk

Members of the public present: 3

C/26/10/053 Apologies for Absence

Apologies were noted from Cllrs Martin and Peka.

C/26/10/054 Declarations of Interest

There were none.

C/26/10/055 Exclusion of Public and Press

There were none.

C/26/10/056 Reports, Correspondence and Items Referred to the Committee

There were none.

C/26/10/057 To Finalise the Council's Response in Relation to the Appeal Made for 25/2468/MOUT

The Clerk advised that she had written to all statutory consultees on behalf of the Council, requesting that they consider their response; no replies had been received at the time of the meeting.

It was **NOTED** that the photographs submitted in connection with the appeal do not fully convey the steepness of the incline, and that the first field adjacent to the nursery is a considerably gentler slope. It was further **NOTED** that the Council supports the comments it submitted in January, and that the anticipated further impacts of climate change over the coming decades are material considerations worthy of attention.

The Council **NOTED** the Risk to Life Red Weather Warning issued on 26 January 2026, and the subsequent closure of the Tipton St John to Bowd Inn Road due to flooding, debris and damage caused by exceptionally heavy rainfall. The Council considered these events to be a significant indication of the increasing pressures on local infrastructure and the area's vulnerability to severe weather. It was also **NOTED** that South West Water has no published intention of updating the Fluxton Sewage Works until 2040.

It was **RECOMMENDED** that the Full Council authorise the Planning Committee not to support any new building applications until proven improvement to infrastructure has been demonstrated.

Cllr Peter Faithfull advised that he would be raising a motion to block future planning applications in his capacity as an East Devon District Council (EDDC) councillor.

It was **NOTED** from members of The Gerway Action Group in attendance that a significant number of people will wish to speak at the hearing, and that their intention is for key individuals to address key topics.

It was **AGREED** that Cllr Richard Grainger and Cllr Richard Copus will speak on behalf of the Council at the hearing. Cllr Aherne informed the committee that she has some facts and figures regarding the appeal of

application 25/2468/MOUT.

C/26/10/058 Confirmation of Minutes

The minutes of the 19th October were approved by the Chair as a true record of the meeting.

C/26/10/059 Planning Decisions Received

There were none. It was confirmed that no decisions have been made by EDDC since July.

C/26/10/060 Public Participation

A member of the public raised concern about the bench by Sainsburys being moved. Cllr Faithfull confirmed that it had been relocated next to a wall nearby. The committee requested the Clerk to raise a query with East Devon District Council Planning department to confirm if an InPost box is permitted within a conservation area.

C/26/10/061 Planning Applications

Two applications were discussed in the order of the agenda.

C/26/10/062 26/2009/FUL — Full planning application

Applicant: Mr Rupert Thistlewayte
Address: Cadhay House, Cadhay, Ottery St Mary, EX11 1QT
Proposal: Demolish existing structure and construction of a single-storey extension to an existing office building.

It was **RESOLVED** that the Council supports the application subject to the approval of the conservation officer at EDDC, provision for rain water harvesting and bat box, and being sympathetic to the original building with the building materials.

C/26/10/063 26/2010/LBC — Listed Building Consent

Applicant: Mr Rupert Thistlewayte
Address: Cadhay House, Cadhay, Ottery St Mary, EX11 1QT
Proposal: Demolish existing structure and construction of a single-storey extension to an existing office building.

It was **RESOLVED** that the Council supports the application subject to the approval of the conservation officer at EDDC, provision for rain water harvesting and bat box, and being sympathetic to the original building with the building materials.

C/26/10/064 Matters Raised by Members Not Otherwise on the Agenda

It was **NOTED** that the EDDC Local Plan Deadline has been extended from 31st December 2026 to 31st March 2027.

Cllr Richard Copus arrived at 18:59.

C/26/10/065 Date and Time of Next Meeting

The next Planning Meeting will be held on the 10th November 2026 at 6.30pm.

The meeting closed at 19:05.

Signed: _____

Cllr Richard Grainger
Chair of the Planning Committee

Date: _____

Clerk To Ottery St Mary Town Council

23 October 2026

26/2118/VAR			
Date Valid:	23 October 2026	**Target Date:**	22 January 2027
Ward:	Whimple And Rockbeare	**Parish:**	Whimple
Applicant:	Motor Fuel Group	**Agent:**	Planware Limited
	Gladstone Place 36-38 Upper Marlborough Road St Albans AL1 3UU		Mr Benjamin Fox St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH
Proposal:	Variation of Condition 19 (surface water drainage scheme during operation) of planning permission 21/1688/MFUL (Roadside Service Area (RSA), including a Petrol Filling Station (PFS) comprising a forecourt sales building, canopy, separate HGV and car fuel pumps and underground storage tanks, together with a Class E/Sui Generis drive-thru restaurant, associated car, coach and HGV parking, landscaping and off-site highway works on the B3174) to amend the timing for the submission and approval of the permanent surface water drainage scheme from prior to commencement of development to prior to the installation of the permanent drainage infrastructure		
Location:	Land South Of Lily Cottage Exeter Road Whimple		
UPRN:	010000249409		
Map Ref:	305927	95437	
Area Team:	West Team		
E-mail:	planningwest@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

23 October 2026

26/1464/FUL			
Date Valid:	23 October 2026	**Target Date:**	18 December 2026
Ward:	Ottery St Mary	**Parish:**	Ottery St Mary
Applicant:	Rupert Thistlethwayte	**Agent:**	
	1 Dairy Cottage Cadhay Ottery Saint Mary EX11 1QT		
Proposal:	Removal of asbestos roof covering and gutters from barn and reroofing with identical fibre cement covering; installation of 6 no. clear corrugated panels on the north elevation and PV panels on the south elevation		
Location:	Cadhay House Cadhay Ottery St Mary EX11 1QT		
UPRN:	010000272486		
Map Ref:	308935	96236	
Area Team:	Householder Team		
E-mail:	planninghouseholder@eastdevon.gov.uk		

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Clerk To Ottery St Mary Town Council

23 October 2026

26/1407/LBC			
Date Valid:	21 October 2026	**Target Date:**	16 December 2026
Ward:	Ottery St Mary	**Parish:**	Ottery St Mary
Applicant:	Rupert Thistlethwayte	**Agent:**	
	1 Dairy Cottage Cadhay Ottery Saint Mary EX11 1QT		
Proposal:	Removal of asbestos roof covering and gutters from barn and reroofing with identical fibre cement covering; installation of 6 no. clear corrugated panels on the north elevation and PV panels on the south elevation		
Location:	Cadhay House Cadhay Ottery St Mary EX11 1QT		
UPRN:	010000272486		
Map Ref:	308935	96236	
Area Team:	Householder Team		
E-mail:	planninghouseholder@eastdevon.gov.uk		

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Clerk To Ottery St Mary Town Council

27 October 2026

26/2117/FUL			
Date Valid:	16 October 2026	**Target Date:**	11 December 2026
Ward:	Ottery St Mary	**Parish:**	Ottery St Mary
Applicant:	Mr Mark Eggleton	**Agent:**	Swell Architecture
	16 Mallocks Close Tipton St John Devon EX10 0AP		Mr Jack Crathern Unit 17, Bay 6 Alexandria Estate Sidmoth Devon EX10 0HB
Proposal:	Proposed internal and external alterations		
Location:	16 Mallocks Close Tipton St John EX10 0AP		
UPRN:	100040196994		
Map Ref:	309334	91902	
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).*

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