

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 30th April 2019 at 7pm.

Members present

St Michael's Ward

Cllr J Zarczynski

Cllr N Macve

St Paul's Ward

Cllr R Coombs (Chairman)

Cllr T Darrant

Cllr V Howard

In Attendance

Heloise Marlow (Deputy Town Clerk)

19/38 To accept apologies for absence

Cllr J McNally (personal reasons)

Cllr D Sheridan-Shaw (personal reasons)

19/39 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr Coombs – 19/0578/MRES – Land at Ottery Moor Lane, Honiton. Reserved matters application for a residential development of 150 dwellings with appearance, landscaping, layout and scale to be assessed (pursuant to outline consent 14/0557/MOUT). Personal – Acquainted with one of the neighbours.

Cllr J Zarczynski – 19/0521/FUL – Masonic Hall, Northcote Lane, Honiton, Retention of boundary gates. Personal. Member of the Lodge.

All members of the Planning Committee – 19/0521/FUL - Masonic Hall, Northcote Lane, Honiton, Retention of boundary gates. Use of Lodge for storage by the Council and Footpath 3 adjoins the property. The Council manages the footpath through the P3 agreement with Devon County Council.

19/40 To confirm the minutes of the Planning Committee meeting held on 16th April 2019.

The minutes of the meeting had been circulated in advance and were agreed and signed as a correct record of the meeting.

19/41 To consider the following applications, based on the information available:

Any District Councillors participating reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

19/0439/COU	Mrs Hatice Oflaz	<p>20 New Street, Honiton, EX14 1EY.</p> <p>Change of use from A2 (professional services) to (A3) restaurant use, including new rear access to serve residential unit and fenestration changes.</p> <p><i>Amended plans received relating to proposed internal</i></p>
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		<i>layout changes and removal of proposed window at first floor level on rear elevation.</i>
Support subject to the agreement of the Environmental Health Officer (3 for; 2 against)		
19/0521/FUL	Masonic Hall Honiton	Masonic Hall, Northcote Lane, Honiton. Retention of boundary gates.
Members unanimously resolved not to comment on the application in view of the Council's interest in the application due to the applicant's agreement to store Honiton Town Council's road cones used on market days at the site.		
19/0578/MRES	Taylor Wimpey UK Ltd	Land at Ottery Moor Lane, Honiton Reserved matters application for a residential development of 150 dwellings with appearance, landscaping, layout and scale to be assessed (pursuant to outline consent 14/0557/MOUT).
<p>Unanimous Support</p> <p>Note: Members would wish to see pedestrian and cycle access provided from the rear of both sites. Members identified four potential access routes as follows:</p> <ol style="list-style-type: none"> To the north of the western site towards Ottery Moor Lane and via footpath 20. To the north-east of the eastern site to Town Farm Close. To the north-east of the eastern site to Town Farm Lane To the south -east of the eastern site via Rookwood Close. <p>Members referred to the comments made by Highways in respect of application 14/0557/MOUT that they would have liked to have seen some proposed improvements to the existing pedestrian and cycle routes in the locality, possibly incorporating Rookwood Close to the south or Town Farm Close and Oaklea to the east and wished that these routes and possibilities were explored more fully at any detailed planning stage. Whilst it is accepted that the applicant does not own all the land which would enable one or more of these footpaths to be provided for pedestrian and cycle access, the applicant should be asked to amend the layout of the development now that the detailed planning stage has been reached, to provide one or more footpaths up to their boundary to allow negotiations with other parties involved to take place regarding the continuation of those footpaths.</p> <p>Members also had concerns regarding the effect houses numbered 41, 41 and 42 on the plans would have on the neighbouring property Rogues Roost and suggested that these houses could be repositioned to avoid this adverse impact.</p> <p>Members also discussed the conifers to the east of the site on the boundary with Jewsons and were of the view that these should be retained.</p>		

(1 letter of objection was received)		
19/0621/FUL	Enlighten Inns Ltd	The Volunteer, 177 High Street, Honiton, EX14 1LQ. Construction of timber shed.
Unanimous Support.		
19/0689/FUL	J Moss	52 High Street, Honiton, EX14 1PQ. Conversion of first, second and third floors of building to 2 x flats. Additional access door to front elevation on ground floor.
Unanimous Support		
19/0754/FUL	Mr. Matthew Knight	6 The Chase, Honiton, EX14 1QB. Construction of 1 no. dwelling.
Unanimous support		

19/42 77 High Street, Honiton

The Deputy Town Clerk presented the report. The following points were discussed:

- Cllr Coombs confirmed that in March 2019 he contacted the planning east team at EDDC rather than the Enforcement Officer.
- In view of what had occurred should Honiton Town Council remain as the advertisement authority for listed buildings?
- The applicant appears to have been rewarded by EDDC for doing the work without planning permission and for refusing to co-operate.

Members unanimously **RESOLVED** to send a letter to the planning department at EDDC expressing their disappointment that:

- a) Their views had not been taken into consideration.
- b) There is a lack of understanding by EDDC officers as to the due process which applies at Town Council level.

19/43 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 19/0174/COU – 183 High Street, Honiton, EX14 1LQ. Change of use of shop to residential accommodation in association with an existing dwelling. Refused.
- b) 19/0308/COU – 7 Dolphin Court, High Street, Honiton, EX14 1HT. Change of use of existing first floor office into 6 no. residential flats. Approved.
- c) 19/0454/FUL – Crossacres, Hutgate Road, Honiton. Construction of two storey rear extension. Approved.
- d) 19/0455/TRE – 5 Mathews Close, Honiton, EX14 2WD. T1, T2 & T3 Oaks – To carry out an overall crown reduction, pruning back to historic reduction points, pruning cuts up to but not exceeding 75mm. In order to reduce shade cast in the back garden and to the rear of the property.
- e) 19/0499/FUL – 7 Turnpike, Honiton, EX14 2HX. Construction of single storey rear and side extensions. Approved.
- f) 19/0566/FUL – 19 Pine Park Road, Honiton, EX14 2HR. Construction of single storey rear extension. Approved
- g) 19/0624/FUL – 12 Ashleigh Road, Honiton, EX14 1TD. Alterations and extensions to roof including construction of dormer windows to create first floor accommodation. Approved

Other Correspondence

East Devon District Council – Notification of tree works at 20 Biddington Way, Honiton, EX14 2GU.

These items were noted.

19/44 To close the meeting

The Chairman closed the meeting at 8.50pm

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