

**The Beehive
Dowell Street
Honiton EX14 1LZ**

To all Members of Honiton Town Council Planning Committee
(For information to non-voting Members)

A meeting of **Honiton Town Council's Planning Committee** to which you are summoned, will be held via ZOOM on **Tuesday 17th November 2020 commencing at 7.00pm** to transact the following business

In accordance with the provisions of *The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020*, this meeting will be held remotely and Members of the Town Council and members of the public can access the meeting by taking the following steps:

Download this:

<https://zoom.us/j/98613986109?pwd=QWNCaE53bkh6RTlzMVdMOWt1MTZmZz09>

Meeting ID: 986 1398 6109
Passcode: 525022

Dated this 11th November 2020

Heloise Marlow

Heloise Marlow

Deputy Town Clerk

- 1. To accept apologies for absence.**



2. To receive declarations of interest and receipt of requests for new DPI dispensations on items on the agenda.

Reminder for all Members

- You must declare the nature of any disclosable pecuniary interests. (Under the Localism Act 2011, this means the interests of your spouse, or civil partner, a person with whom you are living with as husband or wife or a person with whom you are living as if you are civil partners). You must also disclose any personal interest
- You must disclose your interest in an item whenever it becomes apparent that you have an interest in the business being considered
- Make sure you say what your interest is as this has to be included in the minutes (for example, 'I have a disclosable pecuniary interest because this planning application is made by my husband's employer)
- If your interest is a disclosable pecuniary interest you cannot participate in the discussion, cannot vote and must leave the room unless you have obtained a dispensation from the Clerk or Deputy Clerk

3. To confirm the minutes of the Planning Committee held on [6th October 2020](#).

4. To consider the following applications, based on the information available: -

20/2410/MFUL	Churchill Retirement Living	Honiton Cattle Market, Silver Street, Honiton Demolition of existing structures and redevelopment to form 57 retirement living apartments for older persons including communal facilities, parking and landscaping.
20/2318/TRE	Tesco Honiton Store	Tesco Honiton Store, Battishorne Way, Honiton, EX14 2XD Ash Tree and Field Maple trees from Tesco's Boundary have grown



		<p>across the boundary line into the garden of 9 Ware Court and are now touching their property. The maple needs to be felled to ground level and the Ash tree needs to be reduced back to the boundary line away from the property 6m. Removing all branches that are overgrowing into the neighbour's garden – the trees could affect tiles or cause further damage.</p>
20/1697/TRE	Roger Smith	<p>9 Linhay Close, Honiton, EX14 2BJ Cherry raise the crown by removing the branches (all less than c 75mm diameter) to gain 1.5m clearance of the garage roof. This will leave a slightly unbalanced crown and it is proposed to cut back the limbs on the northeast side of the tree (up to around 125mm diameter). This should leave the tree with around 5m of clear stem.</p>
20/2179/VAR	Baker Estates Ltd	<p>Land West of Hayne Lane, Gittisham Variation of condition 1 of application 18/0454/MRES (proposed construction of 291 no. dwellings and associated parking, garages, roads, drainage and landscaping – approval of reserved matters pursuant to outline planning permission 13/2744/MOUT – amended proposal to reduce total number of units from 300</p>



		to 291) to amend unit types on plots 235-239 from apartments to 4 x 2 bed and 1 x 3 bed dwellings, amend the shape and size of the rear gardens associated with plots 234 and 240, and allow for a garage to be constructed serving plot 235.
20/2256/FUL	Richard Hooper	Middle Hill House, Church Hill, Honiton, EX14 9TE Proposed conversion of agricultural building to form residential dwelling and associated works.
20/2355/FUL	Mrs Erica Turner	12 Pine Grove, Honiton, EX14 2HS Construction of rear dormer window to allow loft conversion, new porch and alterations to the garage roof.
20/1928/FUL	Miss Tamzin Baldwin	22 Rosewell Close, Honiton, EX14 1QU Wooden shed to be used as a hair salon.
20/2257/TCA	Mr Walker	8 Dove Close, Honiton, EX14 2GP Following meeting between Mr Lomas and my client it was concluded that some minimal work on these trees would be acceptable T1/ to lift no2 limbs from above summer house to stop abrasion of roof, the limbs are less than 2 mtrs in length and less than 8 cms T2/ to remove no2 sub dominant growths from a hedgerow that is being



		forced over the garden. Removal will not alter the integrity of the hedge in any way.
20/2225/TCA	Mr Peter Searle	185 High Street, Honiton, EX14 1LQ T1, Hawthorn tree: formative pruning the crown of the tree via thinning by less than 10% of the folia area.
20/2173/FUL	Mr P Allen	37 Langford Avenue, Honiton, EX14 1QE Formation of a bin store.
20/1350/LBC	Jarman Ward Ltd	52 High Street, Honiton, EX14 1PQ Minor internal non-structural alterations, installation of new gas supply and alterations to external signage.
20/2168/FUL	Mr P Allen	1 Custance House, Queen Street, Honiton, EX14 2JA Formation of a bin store. Store to accommodate commercial size bins plus shelving for recycling boxes.
20/2176/FUL	Mr & Mrs James Skinner	20 Butts Close, Honiton, EX14 2FS Construction of replacement single storey extension.
20/2044/COU	Mr Lennox Paul Thompson	174 High Street, Honiton, EX14 1LA Change of use from offices to dwelling houses. There will be no changes to the internal layout nor the exterior of the property.



20/1698/LBC	Mr Scott Pearce	<p>The Cottage, 98A High Street, Honiton, EX14 1JW</p> <p>Construction of first floor rear and single storey side and rear extensions with the balcony over and external steps: insertion of side window at first floor level. <i>Amended plans received relating to alteration to ground floor window and addition of ground floor extension roof to first floor floorplans.</i></p>
20/1299/FUL	Mr Scott Pearce	<p>The Cottage, 98A High Street, Honiton, EX14 1JW</p> <p>Construction of first floor rear and single storey side and rear extensions with the balcony over and external steps. <i>Amended plans received relating to alteration to ground floor window and addition of ground floor extension roof to first floor floorplans</i></p>
20/2135/FUL	Mr & Mrs Harrison	<p>Broadacres Farm, Stoney Lane, Honiton, EX14 9TU</p> <p>Construction of garage/store and play room with ancillary accommodation above with glazed link to the main house.</p>
20/1936/TCA	Mr Tony Priest	<p>2 Ernsborough Gardens, Honiton, EX14 1RX</p> <p>T1 – crown lift by 1m removing only first order branches, maximum cut diameter 80mm and</p>



		reduce to gain 1.5m clearance of the building T2 – a reduction to gain 1.5m clearance of the buildings.
20/1959/FUL	Mr Ayhan Adsoy	19 New Street, Honiton, EX14 1HA Change of use of ground floor from a mixed use comprising retail (class A1) and hot food takeaway (class A5) to use as a hot food takeaway (class 5) and installation of external extraction flue.
20/2462/FUL	Mr Richard Spoerry	20 Hill Crescent, Honiton, EX14 2HY Construction of single storey rear extension (revision to 19/2827/FUL).
20/1820/TRE	Mr Mark White	36 Whitmore Way, Honiton, EX14 2GR T1 – 1 x Silver Birch tree to reduce back branches from overhanging the garage roof thinning the crown by less than 20% of the folia area making natural target pruning cuts of less than 20mm. in diameter pruning branch lengths of less than 1m. T2 – 1 x Silver Birch tree to reduce in height to the same height as T1 also reducing back branches overhanging the garage roof thinning by less than 20% the folia area the crown of this tree making natural target pruning cuts of less than 20mm. in diameter pruning branch lengths of less than 3 m.



		<p>making 1 pruning cut less than 50mm. in diameter T3 – 1 x Silver Birch tree to be reduced in height to the same height as T4 (a smaller Silver Birch tree) also thinning by less than 20% of the folia area the crown of this tree making natural target pruning cuts of less than 20 mm. in diameter and removing branch lengths of less than 3m. T4 – 1 x Silver Birch tree to prune all branches growing towards the parking area making natural target pruning cuts of less than 10 mm. removing branch lengths of less than 0.5m. Reasons for the works to maintain amenity value and existing size of the trees to prevent damage to any parked cars and for public safety</p>
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5. To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a)20/2129/FUL – Construction of two storey side extension over and to rear of existing garage. 3 Hatcher Close, Honiton, EX14 2YG. Approved.
- b)20/1650/FUL – Erection of 1.8m high green palisade fencing. Goonvean Fibres Ltd, Bramble Hill Industrial Estate, Honiton, EX14 1BW. Approved.
- c)20/1315/VAR- Variation of condition 2 of planning permission 18/0868/FUL (Proposed conversion of existing nightclub into 2no. apartments and 1 house) to allow changes to design. Former Pit Night Club, Northcote Lane, Honiton, EX14 1EG. Approved.
- d)20/1905/TRE - T2, Silver Birch : prune T1, Pine : prune. Remove all significant deadwood from within the crown of both trees, pruning the branch tips by approximately 10% crown reduction making natural target pruning cuts of approximately 10%, maintaining the shape and crown of both trees - 3 Glenview, Honiton, EX14 2NT. Approved.



e) 20/1814/TRE - T1 - Oak tree - remove 1 windblown, dead, hung up branch and crown lift this tree to approximately 4 m. above ground level. T2, T3 and T5 - 3 x Oak trees - Crown clean and remove all significant deadwood found within the crown of these trees and crown lift to approximately 4 m. above ground level reducing the lever arm and end weight of all required branches. T6 - Beech tree - To remove one lower branch from the base of the tree. T9 - Oak tree - To crown clean and remove all significant deadwood from the garden side of this tree lifting to approximately 4 m. above garden height and reducing back the lever arm and end weight of all required branches on the garden side. T10 and T11 - 2 x Oak trees - To crown lift to approximately 4 m. above ground level and reducing the lever arm and end weight of all required branches on the garden side. G1 - Laurel shrubs - To prune and reduce in height to the lowest point retaining the existing screening provided by these shrubs. G2 - Holly trees - To reduce back to the main trunks all side growth of these trees which create a hedge. All these trees are owned by Mr and Mrs Blundell's neighbours The Order of The Augustinian Recollects who are located at St Rita's Centre next door and who have kindly given written permission for the works to be undertaken. St Rita's Centre, Ottery Moor Lane, Honiton EX14 1AP. Approved.

f) 20/1813/TRE - T1 - To prune the crown of 1 x Oak tree by approximately 20% crown reduction via thinning, removing branch lengths of approximately 3 m. making natural target pruning cuts of up to 50 mm. in diameter thus reducing the end weight and lever arm of all branches maintaining the trees health and safety and periodic maintenance as this tree is a lapsed pollarded tree. T2 - To prune the crown of 1 x Oak tree by approximately 20% crown reduction via thinning removing branch lengths of up to 3 m. in length and making natural target pruning cuts of up to 50 mm. in diameter and a further 2 cuts of branches up to 75 mm. diameter which are growing over the garage roof of 8 Matthews Close, stripping the Ivy from this tree to enable future visual tree assessments and reducing the end weight and lever arm of all branches maintaining the trees health and safety and periodic maintenance as this tree is a lapsed pollarded tree. 7 Mathews Close Honiton EX14 2WD. Approved.

g) 20/2010/FUL – Provision of cladding to walls of the house and render to chimney. 7 Hickory Close, Honiton, EX14 2UN. Approved.

h) 20/1768/TRE - T1 Ash - Carry out a crown reduction to historic reduction points, pruning cuts up to approx. 60mm diameter. To reduce the shade in the garden created by the tree and maintain a canopy size suitable for the location. 9 Upland Chase Honiton EX14 2FT. Approved.

i) 20/1387/TRE – Birch: fell. 34 Butts Close, Honiton, EX14 2FS. Approved.

j) 19/2598/LBC – Retention of internal works to create shower room at first floor and the insertion of fire door and firewall at ground floor to separate upper floors; retention of replacement ceiling and some replacement floor boards. 81 High Street, Honiton, EX14 1PG. Approved.

k) 20/1613/LBC – New and timber stone boundary walls to the North & South. Demolition for access to the West stone wall & rebuilding and repair of the East stone wall. 102 High Street, Honiton, EX14 1JW. Approved.



- l) 20/1349/FUL – Installation of rooflight. 52 High Street, Honiton, EX14 1PQ. Withdrawn.
- m) 20/1662/FUL – Construction of two and single storey extensions, insertion of 2 no. windows at the first-floor level. 14 Tweed Close, Honiton, EX14 2YG. Approved.
- n) 20/1594/FUL – Construction of two storey side and rear extensions. 2 Hatcher Close, Honiton, EX14 2YG. Approved.
- o) 20/1162/LBC - Proposed internal and external alterations to facilitate change of use from Use Class (C1) Hotel to a mixed use comprising auction house and sales rooms and associated office/storage areas (sui generis); serviced (B1a) office space and retention of existing self-contained residential flat (C3) use, and; display of 2 no. hanging signs, 1 no. fascia sign, 1 no. wall mounted display board and 1 no. brass plaque. Montgomery's Hote,l 115 High Street, Honiton EX14 1LS. Approved.

6. To close the meeting

This meeting is open to Honiton Town Councillors, who are not members of the planning committee, and the public who are welcome to attend as observers. Anyone wishing to speak on an agenda item should notify the Town Council office by 12 noon on the day of the meeting.

Members of the public are permitted to film or record Town Council meetings to which they are permitted access. Those exercising their right to film, record or broadcast must respect the rights of others attending the meeting under the Data Protection Act 1998. Members of the public exercising their right to speak may be recorded.

Full details of public speaking at Planning Committee meetings are available from the Town Council Offices. Due to current restrictions the applications and plans are not currently available for inspection at the Town Council Offices. However these can be viewed online at www.eastdevon.gov.uk. Any written representations received at the Town Council Offices will be considered by the Committee and forwarded to East Devon District Council. Participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

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