

**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 2<sup>nd</sup> February 2021 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/95125085730?pwd=dkFJb0dCSEpRWnBITXYrWDg3b0U3QT09>

Meeting ID: 951 2508 5730  
Passcode: 863025

Dated this 27<sup>th</sup> January 2021

*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 [17<sup>th</sup> November 2020](#)**

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

20/2172/FUL	Mr Allen	<b>1 Dunning Court, Honiton, EX14 1FQ.</b> Formation of a bin enclosure.
20/2229/FUL	Mr Allen	<b>Land North of 13-20 Lee Close, Honiton, EX14 1NS.</b> Formation of bin store serving 13-20 Lee Close, Honiton.



20/2245/FUL	Mr Allen	<p><b>Land East of 11-19 Phillips Square, Honiton, EX14 1NG.</b> Formation of bin store.</p>
20/2318/TRE	Tesco Honiton Store	<p><b>Tesco Honiton Store, Battishorne Way, Honiton, EX14 2XD.</b> Ash Tree and Field Maple tree from Tesco's Boundary are growing into garden of 9 Ware Court and now touching their property. There is a Field Maple and an Ash tree that have grown across the boundary line 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 over growing into the neighbours' garden - the trees could affect tiles or cause further damage.</p>
20/2410/MFUL	Churchill Retirement Living	<p><b>Honiton Cattle Market, Silver Street, Honiton.</b> Demolition of existing structures and redevelopment to form 57 retirement living apartments for older persons including communal facilities, parking and landscaping. <i>Amended plans received relating to the submission of the Viability Report.</i></p>



20/2637/TRE	Tom Ward	<p><b>23 Church Hill, Honiton, EX14 2DB.</b></p> <p>Fir tree x 1: Tree branch growing very close to building and wall – propose to cut off branch – max diameter approx. 30cm.</p>
20/2745/VAR	Mr Ollie Prout	<p><b>160 High Street, Honiton, EX14 1JX</b></p> <p>Variation of condition 2 (approved plans) of application 12/2118/FUL (Construction of 6no. dwellings and separation of annexe to create 7<sup>th</sup> dwelling) to facilitate variations to approved design.</p>
20/2813/TRE	Mrs Gaynor O'Dell	<p><b>Gittisham Hill House, Sidmouth Road, Honiton, EX14 3TY.</b></p> <p>T7) Beech tree: Distal die back present, tertiary and some secondary branches are dead. Remove deadwood throughout the crown. To prevent branches falling on pedestrian footpath below.</p> <p>G43) Group of Beech and Cherry trees: Remove dead stem leaning towards the dwelling. To remove hazard.</p> <p>T15) Oak tree: Branching is crown biased towards the house. Fungal mycelium found. Armillaria decay on root crown. Reduce crown by 2 meters height and 2.5 meters radial spread to North, East and South. Reduction</p>



		<p>works to mitigate the loss of structural wood in stem base and root system.</p> <p>T16) Sweet Chestnut: Minor deadwood in crown. Small faulted branch over the internal access road: Remove faulted branch over the road to mitigate hazard.</p> <p>T24) Beech: Die back of tertiary branches in upper crown. Minor deadwood abundant in distal portion of upper crown: Leaning weak fork: Reduce by 4 meters to remove upper crown: Remove risk to parked cars below tree and adjacent to access roads.</p> <p>T28) Sweet Chestnut: Dead tree: Fell</p> <p>T29) Oak: Split branch and large dead branches over the road: Remove split branch and remove dead branches: Remove hazard to cars/public below tree.</p> <p>T33) Oak: Weak fork between primary stems: Reduce height and spread by 2 meters. To mitigate loss of structural branches.</p> <p>G44) Group of seven Scots Pines: Exposed crowns: Reduce North East and South side by 2.5 meters and height by 2 meters: To prevent wind throw.</p> <p>G45) Group of 3 Sweet Chestnut: Remove faulted and dead branches throughout the group. Reduce radial crown spread to the east over the car park by 2 meters. Crowns extend over the access road and utility</p>
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		wires. To mitigate branch loss on public/cars below and maintain health and safety of trees.
<b>20/2815/FUL</b>	<b>James Gibson</b>	<b>19 Langford Avenue, Honiton, EX14 1QD.</b> Construction of single storey rear, side and front extensions.
<b>20/2857/FUL</b>	<b>Mr Andrew Seymour</b>	<b>12 Chestnut Way, Honiton, EX14 2UA.</b> Retention of fence.
<b>21/0029/FUL</b>	<b>Mr &amp; Mrs P Manley</b>	<b>11 Pine Park Road, Honiton, EX14 2HZ</b> Construction of single storey side/front extension.
<b>21/0073/TRE</b>	<b>Mr Wyatt</b>	<b>58 Manor Crescent, Honiton, EX14 2DF.</b> T1 - to prune and reduce back all branches of 1 x Oak tree making natural target pruning cuts of no more than 50 mm. in diameter removing branch lengths no more than 3 m. long reducing the end weight and lever arm of all branches growing towards the property removing all significant deadwood. Minor works in order to maintain the health, safety and structural integrity of the tree and safety of the owners and visitors to the property.



## **5. Honiton Town Council Design Statement & Policies for Fascia Boards & Hanging Signs (2009)**

To review the wording of paragraph 4.7 and to consider the addition of the word “exterior”.

## **6. EDDC Consultation on a new Local Plan for East Devon.**

To consider what response HTC wishes to give to the Issues and Options consultation report from EDDC and the completion of the attached Questionnaire - <https://www.eastdevon.gov.uk/newlocalplan/>

## **7. To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.**

### **Decision Notices**

- a) 20/0785/FUL – 23 Glenview, Honiton, EX14 2NT. Erect retaining wall and replace fence above. Approved.
- b) 20/1350/LBC – 52 High Street, Honiton. Minor internal non-structural alterations, installation of new gas supply and alterations to external signage. Approved.
- c) 20/1384/LBC – 85-87 High Street, Honiton, EX14 1PG. Remove render from south and west elevations and re-render; general repairs to roof, replace barge boards on west elevation; replace guttering and downpipes on north elevation; remove render from chimney stack on south elevation; re-render and replace flashing; remove 3no. chimney pots and cap off existing chimney on west elevation; internal plastering of walls and ceilings in hall. Approved.
- d) 20/1476/LBC – Burwood, Exeter Road, Honiton, EX14 1AL. Re-rendering 2no. elevations: stepped front and side elevation to the west boundary. Approved.
- e) 20/1649/FUL – Goonvean Fibres Ltd, Bramble Hill Industrial Estate, Honiton, EX14 1BW. Installation of 5 no. 6m high poles supporting CCTV & security lights and extension to car parking areas. Approved.
- f) 20/2044/COU – 174 High Street, Honiton, EX14 1LA. Change of use from offices to dwelling house. Approved.
- g) 20/2135/FUL – Broadacres Farm, Stoney Lane, Honiton, EX14 9TU. Construction of garage/store and playroom with ancillary accommodation above with glazed link to the main house. Approved.
- h) 20/2168/FUL – 1 Custance House, Queen Street, Honiton, EX14 2JA. Formation of a bin store. Store to accommodate commercial size bins plus shelving for recycling boxes. Approved.
- i) 20/2173/FUL – 37 Langford Avenue, Honiton, EX14 1QE. Formation of a bin store. Approved.



- j) 20/2355/FUL – 12 Pine Grove, Honiton, EX14 2HS. Construction of rear dormer window to allow loft conversion, new porch and alterations to garage roof. Approved.
- k) 20/2556/LBC – 211 High Street, Honiton. Retention of 2 no. replacement sash windows at first floor and 1 no. replacement sash window at ground floor on front elevation. Approved.
- l) 20/2689/FUL – 12 Chestnut Way, Honiton, EX14 2UA. Construction of side extension. Approved.

## 8. 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](http://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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