

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 1st March 2016 at 7.00pm.

Members present

St Michael's Ward

Cllr Ashley Alder
Cllr Ken Hopkins
Cllr Jill McNally
Cllr Jackie Wadsworth

St Paul's Ward

Cllr Roy Coombs (Chairman)
Cllr Vera Howard

In Attendance

Deputy Town Clerk

16/16 To accept apologies for absence

Cllr Kolek (P)

16/17 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations on the agenda

Cllr McNally – 99 High Street, Honiton – Member of Allhallows Charity which part owns the building – personal

Cllr Alder – 99 High Street, Honiton – Member of Allhallows Charity which part owns the building – personal

(Note: Subsequent to the meeting, Cllr Alder confirmed that she is not a member of Allhallows Charity)

16/18 To confirm the minutes of the Planning Committee meeting held on 16th February 2016

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

With regard to application 16/0215/COU the Chairman advised that the St Paul's Ward Members had now been consulted correctly and that Sport England had also now been consulted.

16/19 To consider the following applications, based on the information available:

The following applications were considered, based on the information available. Participation of those Councillors who are also Members of the 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.

<p>16/0328/FUL</p> <p>The comment from Cllr Twiss was noted.</p> <p>The Town Council unanimously objects to this application on the following grounds:</p> <ul style="list-style-type: none"> • This would be a new development in the East Devon AONB and is not a renovation • Overdevelopment in an unsustainable location with difficult access <p>The Town Council notes the condition under the previous grant of permission (14/2898/FUL)</p> <p>Signed Chairman</p>	<p>Mrs H Hunt</p>	<p>Stout Farm, Honiton EX14 9TS</p> <p>Replacement of existing outbuilding to form residential annexe</p> <p style="text-align: right;">22nd March 2016</p>
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16/20 To note planning decisions, copy letters and correspondence received and to resolve any matters arising

Decision Notices

1. 16/0125/FUL – Holyshute Lodge, Langford Road, Honiton – formation of 4no additional car parking spaces and associated layout alterations – granted
2. 16/0147/FUL – AEP Compressed Air Centre, Devonshire Road, Heathpark Industrial Estate, Honiton – construction of side extension – granted

Other

3. Notice of cancellation of temporary order for prohibition of through traffic – 29 February to 29 March – Queen Street – for re-building of boundary wall at rear of 40 Orchard Way, Honiton

Late Correspondence

Decision Notices

- a. 16/0072/TRE – 1 Claylands View, Honiton EX14 2WE – T1, Cherry: fell and replant – granted

Other

- b. Copper Castle Tollgate – email correspondence regarding storage at the Manstone Depot and refurbishment
- c. Notice of temporary prohibition of through traffic and parking – 3 March 2016 – road from Limers Cross to Langford Lane, Combe Raleigh – for highway patching works

Item b. – The photograph of the tollgate at Manstone Depot was circulated and it was agreed that there would be no need for a site visit. It was further agreed that external organisations should be contacted in the first instance to request assistance with funding the refurbishment and reinstallation of the tollgate.

16/21 15/2919/FUL – Gardners Barn, land north west of Lucerhayes Farm, Honiton Bottom, Higher Brand Lane, Honiton – change of use of agricultural building to form dwelling – to note the comments submitted to East Devon District Council following the site visit held on 19 February 2016

The comments submitted were noted as follows:

The Town council unanimously objects to this application on the following grounds:

Sustainability – *It was considered that residents of the conversion would not regularly walk to and from the nearest bus route or to and from other Honiton facilities. Vehicular use would therefore be essential. Emergency vehicles could find parts of the access route impassable due to width and gradient especially in wintry conditions.*

Access – *The proposed route passes through the Blackdown Hills AONB, then forms the boundary between the Blackdown Hills AONB and the East Devon AONB and finally runs through the latter AONB to Gardners Barns. No alteration to the narrow width of much of the access route is mentioned in the application and any such alteration would have an adverse visual effect on the AONBs and on wildlife.*

Highway Safety – *Much of the route is a public footpath, no street lighting is proposed and any such lighting would have an adverse effect on the AONBs but without lighting and widening of narrow sections, it is not understood how pedestrians could safely pass vehicles even when the hedges are newly cut back (as seen during the visit) and the situation would be difficult in poor light and in icy conditions especially on the steeply sloping section.*

Maintenance – *Much of the access route is not believed to be owned by the applicant though it was noted that resurfacing with gravel is proposed. Gravel could obstruct the already poor drainage and would have an adverse effect visually and on biodiversity.*

The consultee comments from the Devon County Council Rights of Way officer were noted. It was agreed to raise this matter with East Devon District Council and to request that a Planning Officer carries out a site visit to assess the access to the proposed site. It was also noted that part of the proposed access lies on a spring line with watercress and shrimps present.

16/22 To close the meeting

The Chairman closed the meeting at 8.15pm.

Signed Chairman

22nd March 2016