

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 17th May 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

16/48 To appoint a Chairman of the Committee

Cllr Alder proposed that Cllr Coombs be appointed Chairman of the Committee. This was seconded by Cllr Hopkins and **WAS RESOLVED** unanimously.

16/49 To appoint a Deputy Chairman of the Committee

Cllr McNally proposed that Cllr Alder be appointed Deputy Chairman of the Committee. This was seconded by Cllr Wadsworth and **WAS RESOLVED** unanimously.

16/50 To accept apologies for absence

Cllr Caroline Kolek (P)

16/51 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations on the agenda

16/0944/FUL – The Beehive, Dowell Street - it was noted that the Town Council has an interest in this application as the Town Council owns the building and leases it to Honiton Community Complex Ltd t/a The Beehive

15/2919/FUL – Gardners Barn, land north west of Lucerhayes Farm, Honiton Bottom – it was noted that the Town Council has an interest in this application as the proposed access route runs along Honiton Footpath 26

Late Correspondence item i. – Briefing regarding move of Halse of Honiton and redevelopment of the site – it was noted that the Town Council has an interest in this item as Cllr Peter Halse is a Honiton Town Councillor

Cllr Coombs – 15/2919/FUL – Gardners Barn – Footpath Warden – personal

Cllr Alder – Late Correspondence item e. – email from local resident regarding proposed move of the Post Office – Cllr has been in contact with the union regarding Post Office employees - personal

16/52 To confirm the minutes of the Planning Committee meeting held on 3rd May 2016

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

16/53 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>16/0944/FUL</p> <p>The Town Council agreed not to comment due to its interest in the application</p> <p>Signed Chairman</p>	<p>Mr Potts</p>	<p>The Beehive, Dowell Street, Honiton EX14 1LZ</p> <p>Installation of 1.2m wide satellite dish</p> <p>7th June 2016</p>
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<p>16/1031/FUL</p> <p>The Town Council unanimously supports this application</p>	<p>608</p> <p>Mr M Coombs</p>	<p>57 Willow Walk, Honiton EX14 2FY</p> <p>Replacement of garage door on the front elevation with window and pedestrian access door</p>
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16/54 To note planning decisions, copy letters and correspondence received and to resolve any matters arising

Correspondence

Decision Notices

1. 16/0215/COU – The Old Pavilion, Cuckoo Down Lane, Honiton – change of use of pavilion and associated land from educational use to mixed use for education and events including wedding ceremonies and receptions with associated car parking and camping – application withdrawn
2. 16/0417/FUL – Land at Tucker Court, Silver Street, Honiton EX14 1QN – extension of existing parking area to provide 2no. (disabled) additional spaces – application withdrawn
3. 16/0713/FUL – Telecommunications Mast, Lower Marl pits Farm, Honiton – installation of 1no.300mm diameter radio link on existing mast; additional equipment to existing cabin and related ancillary works – granted

Other

4. Notification of tree works considered an exception to TPO 64/0008, Honiton Manor Nursing Home, Exeter Road, Honiton
5. Notice of temporary prohibition of through traffic & parking – 17 – 18 May 2016 – Millhead Road, Honiton – to allow for surface dressing
6. Thornhayes, Brand Lane, Honiton – information regarding the enforced sale of the property

Item 1. – It was noted that the application had been withdrawn and that the few weddings which have been booked will be regularized by the EDDC licensing department. It was also noted that EDDC expects that the application will be re-presented.

Concern was expressed that neighbours would continue to be inconvenienced if action could not be taken soon enough by EDDC Licensing or Environmental Health. The Deputy Town Clerk was instructed to raise the concerns with the appropriate EDDC Officers.

Late Correspondence

Decision notices

- a. 16/0858/FUL – 1 George Street, Honiton EX14 1NJ – construction of two storey side and single storey rear extensions – granted
- b. 16/0694/FUL – Kendall House, Mead View Road, Honiton EX14 2JQ – replacement of timber panelling to ground floor bin store with painted metal handrail – granted
- c. 16/0328/FUL – Stout Farm, Honiton EX14 9TS – replacement of existing outbuilding to form residential annexe – granted
- d. 15/2834/FUL – Thelma Hulbert Gallery, Elmfield House, 33 Dowell Street, Honiton – creation of 2no. gates across driveway – granted

Other

- e. Email correspondence from local resident regarding proposed move of the Post Office and use of the building
- f. Clerks and Councils Direct - article on acquisition and appropriation of land by local councils – referred to the Planning Committee by the Town Council
- g. NALC bulletin 22 April – update on national developments and meetings – referred to the Planning Committee by the Town Council
- h. Notification of proposed road closure application on behalf of BT Openreach – Tower Road, Honiton – 8 to 9 August 2016 to allow for new customer connections
- i. Homes and Communities Agency – Briefing 16th May 2016 regarding move of Halse of Honiton and redevelopment of site
- j. Notification of temporary suspension of weight restriction – High Street from A373 Dowell Street to A35 Kings Road - 26-28 May 2016 night time only between 20.00 and 06.00 to enable works to be carried out on A30

Signed Chairman

7th June 2016

- k. Notification of temporary suspension of weight restriction – High Street from A373 Dowell Street to A35 Kings Road – 31 May – 4 June 2016 night time only between 20.00 and 06.00 to enable works to be carried out on A30
- l. Notification of temporary suspension of weight restriction – High Street from A373 Dowell Street to A35 Kings Road – 6 – 10 June 2016 night time only between 20.00 and 06.00 to enable works to be carried out on A30

Item e. – the correspondence regarding the proposed move of the Post Office and the subsequent use of the building was discussed. The Chairman advised that the Local Planning Authority had, on three previous occasions, not complied with the Supplementary Planning Guidance (Chapel Street Development Brief).

It was noted that the Post Office is situated in the primary frontage of the town centre shopping area although its current planning use class is not known. It was agreed to request that the Chamber of Commerce speak to the owner of the Post Office building to try to ascertain its intentions for the future use of the building. It was also agreed that the Town Council would promote and support the retention of buildings for retail use in the primary frontage of the town centre shopping area.

Item f. – the information on acquisition and appropriation of land by local councils was noted and would be retained for future reference.

Item g. – the NALC bulletin of 22 April was noted. It was further noted that the bulletin of 13 May reported that the neighbourhood right of appeal had been removed from the Housing and Planning Bill which received Royal Assent on 12 May.

Item i. – move of Halse of Honiton and redevelopment of the site – it was noted that there are likely to be various heritage issues associated with the site. It was agreed to delegate authority to Cllr Coombs, assisted by Cllr Alder, to collate information relating to the heritage aspects which could then be used for future discussions with the developer.

16/55 15/2919/FUL – Gardners Barn, land north west of Lucerhayes Farm, Honiton Bottom, Higher Brand Lane, Honiton – change of use and alteration of agricultural building to form dwelling – to receive a report on the site visit held on Friday 13th May 2016

The site visit had been attended by Cllr Sara Randall-Johnson, Mr Richard Spurway (DCC), Cllr Hopkins, Cllr Coombs and the Deputy Town Clerk. The Chairman reported that Devon County Council were of the view that the lane (Footpath 26) is wide enough for the proposed vehicle access and that the applicant should undertake drainage work and maintenance if planning permission is granted.

The Chairman further reported that the EDDC Conservation Officer's comments are now available, with the recommendation that the proposal is not acceptable. The Conservation Officer's suggestions for buildings on the site to be listed as Non Designated Heritage Assets were noted and supported. The Town Council unanimously agreed to support the comments of the County Archaeologist and the Conservation Officer with regard to the heritage aspects of the site.

16/56 To consider and agree consultee comments on the East Devon District Council document 'Information Required with Planning Applications'

A copy of the document had been circulated in advance. It was agreed that comments should be sent to the Deputy Town Clerk by Friday 27th May in order for a response to be submitted by the deadline of 31st May.

16/57 To discuss the introduction of the paperless planning system and the use by Members of the East Devon District Council planning website

Members discussed issues regarding the paperless planning system and were advised on the use of the EDDC website prior to meetings. It was agreed that when projected, plans be enlarged for ease of use by all Councillors during meetings.

16/58 To close the meeting

The Chairman closed the meeting at 8.45pm.

Signed Chairman

7th June 2016