

### Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 3<sup>rd</sup> May 2016 at 7.00pm.

#### Members present

##### St Michael's Ward

Cllr Ashley Alder

Cllr Jill McNally

##### St Paul's Ward

Cllr Roy Coombs (Chairman)

Cllr Vera Howard

#### In Attendance

Deputy Town Clerk

#### 16/42 To accept apologies for absence

Cllr Caroline Kolek (P); Cllr John Taylor (P); Cllr Jackie Wadsworth (P)

#### 16/43 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations on the agenda

It was noted that the Town Council has an interest in application 15/2919/FUL (Gardners Barn, land northwest of Lucerhayes Farm) as it manages the nearby public footpath 26.

Cllr Coombs – Gardners Barn – footpath warden – personal

Cllr Coombs – Specsavers – customer – personal

Cllr Alder – Specsavers – customer - personal

#### 16/44 To confirm the minutes of the Planning Committee meeting held on 19<sup>th</sup> April 2016

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

#### 16/45 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><b>16/0903/FUL</b></p> <p>The Town Council has the following comments on this application:  <u>External seating – High Street</u> – the Town Council unanimously objects to this proposal and is of the view that external seating will impede the flow of pedestrians due to the proximity of the bus stop and the stalls on market days.  <u>External seating – Lace Walk</u> – the Town Council unanimously supports external seating in Lace Walk but recommends that it be restricted to the section beyond the covered walkway in order to avoid pedestrian congestion from the High Street bus stop, public benches on the opposite side of Lace Walk and occasional charity stalls and street entertainers.</p> <p>Signed Chairman</p>	<p>Coffee#1 Limited</p>	<p><b>125 High Street &amp; 18 Lace Walk, Honiton EX14 1HR</b></p> <p>Change of use from Class A1 (retail) to a mixed Class A1/A3 (coffee shop) together with external shopfront alterations</p> <p>17<sup>th</sup> May 2016</p>
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<p>Change of use – the Town Council unanimously supports the change of use, but regrets the loss of sole A1 (retail) use in the primary frontage of the town centre shopping area.</p>	<p>604</p>	
<p><b>16/0887/LBC</b></p> <p>The Town Council does not wish to comment on this application so as not to prejudice its decision on the advert application 16/0886/ADV.</p>	<p>Coffee#1 Limited</p>	<p><b>125 High Street, Honiton EX14 1HR</b></p> <p>Alterations to shopfront and new signage and internal alterations (including removal of existing and insertion of new walls)</p>
<p><b>16/0971/RES</b></p> <p>The Town Council unanimously supports this application</p>	<p>Mr S Hare</p>	<p><b>The Royal British Legion, Dowell Street, Honiton EX14 1NB</b></p> <p>Construction of 6no. 3 bedroom and 2no. 2 bedroom dwellings and associated parking, demolition of Royal British Legion Club building (approval of reserved matters relating to layout, scale, appearance and means of access pursuant to outline permission 13/0288/OUT)</p>
<p><b>15/2919/FUL</b> (amended plans – additional information on the Bio Plant and Viability approval)</p> <p>The Town Council has considered the amended plans. The Town Council noted the comments of the Devon County Council Highways Officer dated 21 March 2016 which refers to Honiton Footpath 10. The proposed access track is by way of Honiton Footpath 26 and not 10 as stated.</p> <p>The Town Council unanimously continues to object to this application on the grounds stated previously and the fact that the amended plans provide no reassurance that Footpath 26 (which is not owned by the applicant) can be used safely by both pedestrians and vehicles due to its very narrow width in parts. The Town Council requests a site visit with both EDDC Planning Officers and DCC Highways and Footpath Officers to properly assess the suitability of the proposed access.</p> <p>Signed Chairman</p>	<p>Dr P Barber</p>	<p><b>Gardners Barn, Land north west of Lucerhayes Farm, Honiton Bottom, Higher Brand Lane, Honiton</b></p> <p>Change of use and alteration of agricultural building to form dwelling</p> <p style="text-align: right;">17<sup>th</sup> May 2016</p>

<p><b>16/0443/FUL</b> (amended plans – alterations to design and reduction in number of proposed houses to rear, provision of amenity space and amendments to proposed front elevation)</p> <p>The Chairman read the objections to the amended plans and the concerns raised by the EDDC Conservation Officer and the Environmental Health Officer.</p> <p>Having studied the amended plans and mindful of the concerns and new information which has emerged, the Town Council unanimously objects to the application.</p>	<p>605</p> <p>Mr C Giltsoff</p>	<p><b>Merchant House Antiques, 19 High Street, Honiton EX14 1PR</b></p> <p>Conversion of shop to 2no. flats and erection of 3no. two storey dwellings to rear</p>
<p><b>16/0937/LBC</b></p> <p>The Town Council unanimously supports this application (Cllr Coombs did not vote).</p>	<p>Specsavers Opticians Mr T Wyatt</p>	<p><b>121 High Street, Honiton EX14 1LS</b></p> <p>Interior and exterior redecoration and repair works</p>
<p><b>16/0885/FUL</b></p> <p>The Town Council unanimously supports this application.</p>	<p>Mr D Bowden</p>	<p><b>53 Monkton Road, Honiton EX14 1PZ</b></p> <p>First Floor extension</p>
<p><b>16/0962/FUL</b></p> <p>The Town Council unanimously supports this application.</p>	<p>Mr M Board</p>	<p><b>4 Glen Farm Crescent, Honiton EX14 2GX</b></p> <p>Construction of single storey side extension (demolition of existing conservatory); enlargement of first floor window on south elevation</p>
<p><b>16/0792/TRE</b></p> <p>The Tree Wardens viewed the tree from the public highway. The Town Council unanimously supports this application but would wish to see a replacement tree between the pine stump and the gateway in addition to the retention of the existing oak tree.</p>	<p>Mr K Broom</p>	<p><b>28 Hill Crescent, Honiton EX14 2HY</b></p> <p>T1, Pinus nigra - fell</p>
<p><b>16/0831/FUL</b> (adjoining parish)</p> <p>The Town Council thanks East Devon District Council for consulting and unanimously supports this application.</p> <p>Signed Chairman</p>	<p>Mr S Francis</p>	<p><b>1 Hamlet Cottages, Weston, Honiton EX14 3PB</b></p> <p>Relocation of existing workshop / office / storage building and compound including formation of new vehicular access and extension to existing access drive</p> <p>17<sup>th</sup> May 2016</p>

**16/46 To note planning decisions, copy letters and correspondence received and to resolve any matters arising**

**Correspondence**

1. East Devon District Council – notification of adoption of the Community Infrastructure Levy (CIL) Charging Schedule

**Late Correspondence**

**Decision notices**

- a. 16/0704/FUL – Midway, Kings Road, Honiton, EX14 1HW – construction of rear two storey extension, replacement garage and change to external materials - granted

**Other**

- b. EDDC – agenda for the Development Management Committee on Tuesday, 10<sup>th</sup> May (16/0328/FUL – Stout Farm – recommendation: approval; 16/0694/FUL – Kendall House – recommendation: approval; 15/2834/FUL – Thelma Hulbert Gallery – recommendation: approval)

**16/47 To close the meeting**

The Chairman closed the meeting at 9.00pm.

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