

### Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 7<sup>th</sup> June 2016 at 7.00pm.

#### Members present

##### St Michael's Ward

Cllr Ashley Alder

##### St Paul's Ward

Cllr Roy Coombs (Chairman)

Cllr Vera Howard

#### In Attendance

5 members of the public

Sarah Jenkins - Deputy Town Clerk

#### 16/59 To accept apologies for absence

Cllr Caroline Kolek (P); Cllr Jill McNally (P); Cllr J Wadsworth (P)

#### 16/60 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations on the agenda

Cllr Alder – The Cedars, Exeter Road – applicant known to the member – personal

#### 16/61 To confirm the minutes of the Planning Committee meeting held on 17<sup>th</sup> May 2016

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

#### 16/62 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>16/0292/OUT</b></p> <p><i>The Chairman declared the meeting out of session</i></p> <p><b>A member of the public addressed the Committee. The Chairman explained the role of the Town Council as consultee.</b></p> <p><i>The Chairman declared the meeting back in session</i></p> <p><b>The Chairman summarised the main points set out in the letters of objection. The Town Council unanimously objects to this application for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>Overdevelopment</b></li> <li>• <b>The proposals are out of keeping with the surrounding area and the Town Council supports the comments of the Conservation Officer in this regard</b></li> </ul> <p><b>Signed Chairman</b></p>	<p>Mr M Huxtable</p>	<p><b>The Cedars, Exeter Road, Honiton EX14 1AN</b></p> <p><b>Outline planning application for the erection of 6no. dwellings (all matters reserved)</b></p> <p style="text-align: right;"><b>21<sup>st</sup> June 2016</b></p>
---	----------------------	---

<ul style="list-style-type: none"> <li>• <b>Vehicle access – the Town Council has concerns with regard to the safety of all road users in the restricted space in Rookwood Close</b></li> </ul> <p><b>The Town Council also has the following concerns:</b></p> <ul style="list-style-type: none"> <li>• <b>Stability of the Cedar tree – a holly seedling growing in the fork of the Cedar tree may potentially damage the tree. The Town Council requests that this matter be addressed by an Arboriculturist</b></li> <li>• <b>Future works to the trees – the Town Council is of the view that any development should be planned so as to avoid requiring work to the trees</b></li> <li>• <b>Garden grabbing – the Town Council is concerned as to the loss of the garden as not all of the site is previously developed land</b></li> </ul> <p><i>The Chairman declared the meeting out of session</i></p> <p><b>Members of the public advised the Committee of their concerns which were noted.</b></p> <p><i>The Chairman declared the meeting back in session</i></p> <p><b>The Chairman thanked the members of the public for attending and they then left the meeting.</b></p> <p><b>It was agreed to apply for a TPO for the silver birch tree on the site.</b></p>	611	
<p><b>16/1163/FUL</b></p> <p><b>The Town Council unanimously supports this application</b></p>	<p>Mr &amp; Mrs Cooke</p>	<p><b>7 St Cyres Road, Honiton EX14 1NQ</b></p> <p><b>Conversion of covered parking area to annexe including single storey extension to rear and enlargement of ground floor at front</b></p>
<p><b>16/1147/FUL</b></p> <p><b>The Town Council unanimously supports this application</b></p> <p><b>Signed Chairman</b></p>	<p>Mr M Gibney</p>	<p><b>2 Pine Park Road, Honiton EX14 2HZ</b></p> <p><b>Construction of two storey side extension</b></p> <p style="text-align: right;"><b>21<sup>st</sup> June 2016</b></p>

<p><b>16/1160/TCA</b></p> <p>The Town Council unanimously objects to this application as felling the tree would be detrimental to the amenity of the Conservation Area.</p> <p>It was agreed to apply for a TPO for this tree.</p>	<p>612</p> <p>Mr D Armstrong</p>	<p><b>27 King Street, Honiton EX14 1AG</b></p> <p>T1, Thuja sp. - fell</p>
<p><b>16/0903/FUL (amended plans)</b></p> <p>The Town Council unanimously objects to this application as the proposals for bi-fold doors are out of keeping with the amenity of the Conservation Area.</p>	<p>Coffee#1</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><b>16/1108/COU</b></p> <p>It was noted that the only public highway is the pavement along the High Street frontage of the property and that the land along the Lace Walk frontage is in private ownership. The Town Council unanimously objects to this application for the reasons set out in its original response to application 16/0903/FUL.</p> <p>It was agreed to recommend to the full Town Council that delegated authority be given to the Planning Committee to veto a stopping up order should the applicant proceed in this way.</p>	<p>Coffee#1</p>	<p><b>125 High Street &amp; 18 Lace Walk, Honiton EX14 1HR</b></p> <p>Change of use of land from public highway to outdoor seating area</p>
<p><b>16/0886/ADV</b></p> <p>The Town Council unanimously approved this application.</p>	<p>Coffee#1</p>	<p><b>125 High Street &amp; 18 Lace Walk, Honiton EX14 1HR</b></p> <p>Display of 2no. externally illuminated fascia signs and 2no. hanging signs</p>
<p><b>16/1232/LBC</b></p> <p>The Town Council unanimously supports this application.</p>	<p>Mr Graham Higgins</p>	<p><b>165 High Street, Honiton EX14 1LQ</b></p> <p>Internal alterations including new stud partition walls; replacement signage and re-decoration</p>
<p><b>16/1246/ADV</b></p> <p>This application will be considered at a future meeting following the period of public consultation.</p> <p>Signed Chairman</p>	<p>Countrywide Premises Department</p>	<p><b>97-99 High Street, Honiton EX14 1PG</b></p> <p>3no. non-illuminated fascia signs</p> <p>21<sup>st</sup> June 2016</p>

<p><b>16/1245/LBC</b></p> <p><b>This application was not considered so as not to prejudice any decision on application 16/1246/ADV.</b></p>	<p>613</p> <p>Countrywide Premises Department</p>	<p><b>99 High Street, Honiton EX14 1PG</b></p> <p><b>Replacement business signs</b></p>
<p><b>16/1244/ADV</b></p> <p><b>This application will be considered at a future meeting following the period of public consultation.</b></p>	<p>Miss Hannah Bradford (Water Babies)</p>	<p><b>The Bubble, 205 High Street, Honiton EX14 1LQ</b></p> <p><b>Non illuminated fascia sign to first floor front elevation; non illuminated tray sign to front and side elevations</b></p>

**16/63 To note planning decisions, copy letters and correspondence received and to resolve any matters arising (late correspondence to be tabled at the meeting)**

Decision Notices

1. 16/0887/LBC – 125 High Street, Honiton – alterations to shopfront and new signage and internal alterations (including removal of existing and insertion of new walls) – application withdrawn
2. 16/0962/FUL – 4 Glen Farm Crescent, Honiton EX14 2GX – construction of single storey side extension (demolition of existing conservatory); enlargement of first floor window on south elevation – granted
3. 16/0822/TRE – 20 Biddington Way, Honiton EX14 2GU – Trees A and B Elm: Fell, Trees C and D Elm: Reduce height to approximately 10ft. – split decision
4. 16/0885/FUL – 53 Monkton Road, Honiton EX14 1PZ – first floor extension – refused
5. 16/0792/TRE – 28 Hill Crescent, Honiton EX14 2HY – T1, Pinus nigra – fell - granted

Other

6. Notice of temporary prohibition of through traffic & parking – 24 to 31 May 2016 – Chapel Street Honiton – to repair collapsed sewer
7. Notice of temporary prohibition of through traffic & parking – 15 to 19 August 2016 – Chapel Street, Honiton, Junction with New Street to end of Methodist Church – to allow for duct laying for new services
8. Notice of application for road closure between Tape Lane and Weston House, Weston – 17 June 2016 – for essential works to the sewer
9. 15/1413/FUL – land at rear of 147 High Street, Honiton – demolition of existing garage and erection of 2no semi-detached houses – recommendation to Development Management Committee 7<sup>th</sup> June 2016 for refusal

Late Correspondence

Decision notices

- a. 16/0937/LBC – 121 High Street, Honiton EX14 1LS – interior and exterior redecoration and repair works – granted
- b. 16/1031/FUL – 57 Willow Walk, Honiton EX14 2FY – replacement of garage door on the front elevation with window and pedestrian access door – granted

Other

- c. 15/1254/LBC & 15/1253/FUL – Honiton Dairy, 60 High Street, Honiton – appeal decisions – appeals dismissed
- d. Notice of temporary prohibition of through traffic and suspension of weight restriction – Honiton High Street – Tuesday 26<sup>th</sup> July 2016 – to allow for Hot Pennies event
- e. 16/0225/COU – Robson House, Chapel Street, Honiton – email with regard to planning permission including felling of birch tree

Item e. – It was agreed that Cllr Coombs would draft an enquiry to EDDC to request clarification on the grant of planning permission and the felling of the birch tree.

It was also agreed that Cllr Alder would act as temporary Tree Warden when Cllr McNally is not available.

**16/64 To review the list of Honiton Non Designated Heritage Assets**

The current list had been circulated prior to the meeting. It was agreed to defer this item to the next meeting.

**16/65 To receive details of the Tollgate report that was reviewed by the Policy Committee at its meeting on 31<sup>st</sup> May 2016 and statement as provided by Cllr Coombs at that same meeting (Cllr Coombs)**

The decision and recommendation to Town Council made by the Policy Committee on 31<sup>st</sup> May was noted. It was unanimously agreed to continue to make preparations for the re-location of the tollgate and to ensure that it is safeguarded in the meantime.

**16/66 To receive a report on the visit to the Halse's site and details of a consultation event to be held on 27<sup>th</sup> June 2.30pm to 7.00pm at The Beehive to view proposals and designs for new starter homes in Honiton**

Cllr Alder reported on the various heritage aspects of the site. It was agreed to request a site visit with the EDDC Conservation Officer and to make the Devon County Archaeologist aware of the development.

It was also agreed to discuss this item at the next meeting of the Planning Committee in order to agree comments / questions for the consultation event on 27<sup>th</sup> June.

**16/67 To close the meeting**

The Chairman closed the meeting at 8.35pm.

Signed Chairman

21st June 2016

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST