

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 8th November 2016 at 7.00pm.

Members present

St Michael's Ward

Cllr K Hopkins
Cllr J McNally
Cllr J Wadsworth

St Paul's Ward

Cllr Roy Coombs (Chairman)
Cllr V Howard

In Attendance

Carolyn Bowles – Town Clerk's Assistant

In the absence of the Chair and Deputy Chair the committee members elected Cllr Howard to Chair the meeting.

16/123 To accept apologies for absence

Cllrs C Kolek (P); Cllr A Delasalle (P)

16/124 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr Coombs – 1 Church Street & 93-95 High Street – customer of business - personal

Cllr Hopkins – 1 Church Street & 93-95 High Street – applicant known to the member – personal and customer of business - personal

Item e - late correspondence – member of the Street Market overview sub-committee - personal

Cllr Howard – 1 Church Street & 93-95 High Street – applicant known to the member – personal and customer of business - personal

Cllr Wadsworth – 1 Church Street & 93-95 High Street – applicant known to the member – personal.

Item e – late correspondence – member of the Street Market Overview sub-committee - personal

Cllr McNally – 19 Willow Walk – applicant known to the member – personal

1 Church Street & 93-95 High Street - member of Allhallows Charity who are part owners of the building - personal

It was noted that the Town Council has an interest in applications 16/2364/LBC – 1 Church Street & 16/2365/LBC – 93-95 High Street – as it manages the adjacent Footpath 25 – High Street to Silver Street and also in item e of late correspondence as the Town Council manages the Street Market

Cllr Coombs arrived at 19.04 and took over as Chairman of the meeting.

16/125 To confirm the minutes of the Planning Committee meeting held on 4th October 2016

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

16/126 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>16/2125/LBC</p> <p>The Town Council unanimously supports this application</p>	<p>J D Wetherspoon plc</p>	<p>The Star Inn, New Street, Honiton EX14 1BS</p> <p>Replacement of 2no. timber doors onto King Street with glazed doors, new glazing to south facing elevation and new glazing to internal gable</p>
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<p>16/2124/FUL</p> <p>The Town Council unanimously supports this application</p>	<p>J D Wetherspoon plc</p>	<p>The Star Inn, New Street, Honiton EX14 1BS</p> <p>Replacement of 2no. timber doors</p> <p>onto King Street with glazed doors, new glazing to south facing elevation and new glazing to internal gable</p>
<p>16/2430/TCA</p> <p>The Town Council unanimously supports the coppicing of the two Ash trees and the felling of the False Acacia. However, as there are very few False Acacia trees in Honiton, the Town Council would like to see a replacement tree planted in the grounds of Rookwood House at a location to be agreed upon.</p>	<p>Mr R Scholefield</p>	<p>Rookwood House, Rookwood Close, Honiton</p> <p>False Acacia – has honey fungus/stem fracture – fell Ash(southwest corner) x 2 – coppice to ground level</p>
<p>16/2495/FUL</p> <p>The Town Council unanimously supports this application</p>	<p>Mr & Mrs P Quick</p>	<p>61 Langford Avenue, Honiton, EX14 1QE</p> <p>Construction of single storey rear extension and formation of window within south facing gable at first floor level</p>
<p>16/2359/FUL</p> <p>The Town Council agreed unanimously to leave the decision regarding this application to East Devon District Council, but was concerned about the possible visual impact of the fence on a prominent corner</p>	<p>Mr & Mrs J Hall</p>	<p>11 Banfield Way, Honiton, EX14 2GA</p> <p>Revised boundary fence location to side/rear garden</p>
<p>16/2558/FUL</p> <p>The Town Council unanimously supports this application</p>	<p>Mr & Mrs T Willey</p>	<p>31 Church Hill, Honiton, EX14 2DB</p> <p>Proposed ground floor rear extension</p>
<p>16/2364/LBC</p> <p>Honiton Town Council would like to see as many of the existing slates as possible re-used on the building and also would like any additional slates needed to be British Slates as opposed to Spanish Slates as this is a listed building in a conservation</p>	<p>Mr Chris Slade</p>	<p>1 Church Street, Honiton, EX14 1PF</p> <p>Re-roofing with Spanish slates</p>

<p>area. The Chairman mentioned that he had been telephoned by the correspondent last Saturday, following which a letter on her behalf had been received by the Town Council before the deadline. The Committee was concerned about various matters mentioned in this letter and believes that this application should not be approved until these have been looked into. The committee was pleased to note the intention to carry out repairs to this building but is concerned about the possible effect to residents as residential use does not seem to have been mentioned in the application. The committee therefore, apart from their recommendation regarding the use and type of slate to be used, does not wish to make a decision on this application at this stage.</p>	<p>637</p>	
<p>16/2365/LBC</p> <p>Honiton Town Council would like to see as many of the existing slates as possible re-used on the building and also would like any additional slates needed to be British Slates as opposed to Spanish Slates as this is a listed building in a conservation area. The Chairman mentioned that he had been telephoned by the correspondent last Saturday, following which a letter on her behalf had been received by the Town Council before the deadline. The Committee was concerned about various matters mentioned in this letter and believes that this application should not be approved until these have been looked into. The committee was pleased to note the intention to carry out repairs to this building but is concerned about the possible effect to residents as residential use does not seem to have been mentioned in the application. The committee</p>	<p>Mr Chris Slade</p>	<p>93-95 High Street, Honiton, EX14 1PG</p> <p>Re-roofing with Spanish slates</p>

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therefore, apart from their recommendation regarding the use and type of slate to be used, does not wish to make a decision on this application at this stage.		
16/2503/TRE The Town Council unanimously supports this application subject to it being done at the appropriate time with regard to nesting birds	Mr R Salisbury	19 Willow Walk (rear of), Honiton, EX14 2FX Lay a short stretch of hedge of Hazel and Blackthorn
16/2546/FUL The Town Council unanimously supports this application	Mr C Jenkins	Tyting House, Exeter Road, Honiton, EX14 1AX Construction of porch to front elevation
16/2579/FUL The Town Council unanimously supports this application	Mr Don Parker	6 Buttery Road, Honiton, EX14 2FA First floor side extension over existing garage/side alley

16/127 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. 16/1949/FUL – 27 High Street, Honiton EX14 1PW- change of use from non-residential (A4 café) to residential (ground floor studio flat) – granted
2. 16/1899/OUT – The Cedars, Exeter Road, Honiton EX14 1AN – erection of 3no. dwellings (outline application with all matters reserved) – refused
3. 16/2155/TRE – 4 Bramble Lane, Honiton EX14 1AS – 2 lime Stems to left of group: reduce height by approx. 3m reducing lateral spread over garden and to the left by 1.5 – 2m. Reason: to remove regrowth and to bring in line with the height of the other trees – application withdrawn
4. 16/2084/TRE – 11 Oaklea, Honiton Ex14 1XH – T1 – to lift the lower branches of 1 x Oak tree which are growing over fence to 1.5 metres above the rear boundary fence height making natural target pruning cuts of up to 75mm maximum – granted
5. 16/2140/LBC – 60 High Street, Honiton EX14 1PQ – installation of new entrance door – granted
6. 16/2141/FUL – 60 High Street, Honiton EX14 1PQ- installation of new entrance door – granted
7. 16/2059/TRE – 8 Willow Walk, Honiton EX14 2FX – crown reduction by side pruning to the boundary line – split decision
8. 16/2233/FUL – the Old Coach House, Chapel Street, Honiton – change of use of ground floor store to residential flat – granted

Other

9. Notice of temporary prohibition of through traffic and suspension of width restriction – Saturday 3rd December 2016 between 17.00 and 19.30 – High Street and Exeter Road; Waterleat Avenue and Pine Park Road – for Honiton Christmas Carnival
10. 16/1719/FUL – 10 Millers Way, Honiton EX14 1JB – off road parking for 2 cars to the front of house – to note the delegated report

Item 10 – it was agreed unanimously to enquire of the planning department of East Devon District Council if the owners of a neighbouring property should be asked to apply for retrospective planning permission regarding a similar development.

Late Correspondence

Decision Notices

- a. 16/2210/FUL – land to the south west of Crossacres, Hutgate Road, Honiton – erection of an agricultural barn – granted
- b. 16/2004/FUL – Could Nine, 9 Whitethorn Close, Honiton – construction of extension above existing garage/ground floor accommodation – refused
- c. 16/1292/MFUL – land off Gloucester Crescent, Heathpark Industrial Estate, Honiton – construction of new office block and associated car parking, for new East Devon District Council headquarters – granted

Other

- d. 16/2365/LBC – 93-95 High Street, Honiton – correspondence from local resident
- e. Notification of temporary prohibition of parking – High Street, Honiton, existing bays used for street market – Fridays 2nd, 9th, 16th and 23rd December – to enable additional Christmas markets.

The Committee thanked the Town Clerk's Assistant for clerking the meeting in the Deputy Clerk's absence.

16/128 To close the meeting

The Chairman closed the meeting at 20.20pm.

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST