

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 18th July 2017 at 7.00pm.

Members present**St Michael's Ward**

Cllr K Hopkins

Cllr J Zarczynski

St Paul's Ward

Cllr R Coombs (Chairman)

Cllr T Darrant

Cllr V Howard

In Attendance

Carolyn Bowles (Town Clerk's Assistant)

Cllr John Taylor

Callum Lawton (Midweek Herald)

Three representatives from Baker Estates

17/89 To accept apologies for absence

Cllr J McNally (P)

17/90 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr Coombs – 17/1298/FUL, 17/1299/LBC, 17/1319/ADV, 17/1320/LBC – Specsavers, 121 High Street, Honiton – customer – personal and 17/1481/MRES – Land off Clapper Lane, Honiton – member of the Town Council's Allotments Working Group - personal

Cllr Darrant – 17/1481/MRES – Land off Clapper Lane, Honiton – member of the Town Council's Allotments Working Group – personal & 17/1298/FUL, 17/1299/LBC, 17/1319/ADV, 17/1320/LBC – Specsavers, 121 High Street – customer - personal

Cllr Zarczynski - 17/1298/FUL, 17/1299/LBC, 17/1319/ADV, 17/1320/LBC – Specsavers, 121 High Street, Honiton – customer – personal

Honiton Town Council – 17/1481/MRES – Land off Clapper Lane, Honiton – authority with a statutory obligation to provide allotments & 17/1486/FUL – The Old Court, Dowell Street, Honiton – neighbouring property

17/91 To confirm the minutes of the Planning Committee meeting held on 4th July 2017

The minutes of the meeting had been circulated in advance and, after deleting Cllr H Brown's name from the Member's present list, were agreed and signed as a correct record of the meeting.

17/92 To consider the following applications, based on the information available:

The following applications were considered, based on the information available. Any District Councillors participating reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

The Committee (which has delegated powers) resolved the following:- that under Section 100(A) (4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting when application no 17/1486/FUL - The Old Court, Dowell Street, Honiton – erection of 2. no dwellings – is considered as exempt information relating to a contract with another party is likely to be disclosed and on balance the public interest is in discussing this item in private session (part B).

<p>17/0942/MRES (adjoining parish) It was agreed that the Town Council's comments would be the same as previously stated at the Planning Committee meeting of 9th May 2017 when this application was originally considered and which were as follows:- Type of Housing The Town Council would like to see</p>	<p>Mr Tom Biddle (Baker Estates)</p>	<p>Land West of Hayne Lane, Gittisham Reserved matters application in respect of matters of appearance, landscaping, layout and scale for the construction of 85 no. residential dwellings and associated garages, infrastructure and landscaping together with discharge of condition 4 (Construction Management Plan)</p>
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<p>the affordable homes being built being a mixture of rented and shared ownership properties</p> <p>Highways</p> <p>The Hayne Lane railway bridge proposal is supported; it is essential that there is adequate signage as the train service might have to be temporarily withdrawn pending an inspection if there is a vehicle collision with the bridge. The Old Elm Road junction with Hayne Lane should be opened to all traffic. This is a matter for DCC and EDDC and not the applicant that should be addressed at this time. Concerns regarding excessive use of Honiton's residential distributor road of which Old Elm road is the western part could be met by installing traffic calming along the entire length of the road to the A35 at Copper Castle. HTC believes opening this junction would make the proposed development more sustainable for traffic using the local Tesco store and it may also reduce traffic using other routes in the town.</p> <p>Buses</p> <p>Honiton Town Council suggests that the Town Bus route be extended to run onto the new estate at the first opportunity.</p> <p>Trees</p> <p>There should be as many planted as possible on the site as it adjoins the East Devon AONB and is visible from the Blackdown Hills AONB.</p> <p>Possible pedestrian route to Gittisham Village</p> <p>Honiton Town Council is concerned that the layout of the proposed development to the west in Gittisham (not the subject of this planning application) does not protect the line of old Hodges Lane</p>	<p>676</p>	<p>all in association with outline permission 13/2744/MOUT</p>
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<p>from the skew arch through the railway embankment (shown on the cover of Phase 1 Statement of Compliance) and then through the estate which could become the first part of a pedestrian and bicycle route to Gittisham Village. The skew arch could provide an important link to the land to the north scheduled as employment land and where a railway station has been proposed. It was also agreed that a member of the planning committee should attend East Devon's Development Management Committee meeting on 7th August at which this application would be considered.</p>	<p>677</p>	
<p>17/1298/FUL This application was deferred until the next planning committee meeting pending a report from the Conservation Officer</p>	<p>Mr Andy Mansell (Specsavers)</p>	<p>Specsavers, 121 High Street, Honiton, EX14 1LS Proposed new external AC Units to rear service yard</p>
<p>17/1299/LBC This application was deferred until the next planning committee meeting pending a report from the Conservation Officer</p>	<p>Mr Andy Mansell (Specsavers)</p>	<p>Specsavers, 121 High Street, Honiton, EX14 1LS Proposed new external AC Units to rear service yard and proposed internal refurbishment works</p>
<p>17/1319/ADV This application was deferred until the next planning committee meeting pending a report from the Conservation Officer</p>	<p>Mr Andy Mansell (Specsavers)</p>	<p>121 High Street, Honiton, EX14 1LS 1 no. non illuminated fascia sign and 1 no. non illuminated hanging sign</p>
<p>17/1320/LBC This application was deferred until the next planning committee meeting pending a report from the Conservation Officer</p>	<p>Mr Andy Mansell (Specsavers)</p>	<p>121 High Street, Honiton, EX14 1LS Proposed new shopfront fascia sign and hanging sign (non illuminated)</p>
<p>17/1481/MRES The Town Council reiterates its previous objection made regarding planning application 13/2508/MOUT by supporting the comments and concerns raised by local residents and unanimously objects to this application on the following grounds: Any development in Clapper Lane will put additional strain on an already congested and narrow traffic route. Of particular concern is the safety of pedestrians accessing the primary school. Site visits by planning and highways</p>	<p>Containerspace Ltd</p>	<p>Land off Clapper Lane (formerly allotments), Honiton Construction of 10 no. dwellings and relocation of allotment gardens (reserved matters pursuant to outline consent 13/2508/MOUT seeking determination of appearance, landscaping, layout and scale)</p>

<p>officers are recommended at morning or afternoon school starting and leaving times.</p> <p>Construction traffic whether accessing via Combe Raleigh and the river bridge or via the narrow section of Clapper Lane is another concern particularly so near the school.</p> <p>Concern at the proposed loss of open space within the town's built-up boundary where there is an acknowledged shortfall of open space, especially as EDDC has stated that proposals that lead to the loss of allotments are not normally acceptable in principle. The designated allotment land is being reduced from about 0.28Ha to 0.12Ha even though there is a waiting list for allotments in Honiton. HTC is the allotment authority for Honiton so if this development of the only designated allotment site in Honiton goes ahead EDDC will be making HTC's task of providing allotments even more difficult. It is not understood why any development of designated and therefore protected allotment land is acceptable to EDDC.</p> <p>The allotments have not been cultivated for three years so the slow worm population is likely to have increased.</p> <p>We request that the St Paul's Ward District Councillors support this Council in objecting to development of any part of the designated allotment land; an objection which if successful would satisfy most of the local residents' concerns.</p>	<p>678</p>	
<p>17/1486/FUL</p> <p>It was noted that the planning application includes information of potential use regarding a contract between the Town Council and a third party. Does not mention an apparent additional neighbouring business use. Includes not only the site of the Registrar's Office (mentioned in the application) but also the site of a formal garden. Shows that the applicants have no interest in land adjoining the south west boundary of the proposed development site.</p>	<p>Mr Paul and Greg Layzell</p>	<p>The Old Court, Dowell Street, Honiton, EX14 1LZ Erection of 2 no. dwellings</p>

17/1564/FUL The Town Council unanimously supports this application	<p style="text-align: center;">679</p> Mr P Sellick	6 Isis Close, Honiton, EX14 1NX Single storey rear extension
17/1458/FUL The Town Council unanimously supports this application	Mr Darren Borkowski	34 Pine Grove, Honiton, EX14 2HT Decking to rear of property

The representatives from Baker Estates left the meeting at 8.00 pm.

The meeting moved into Part B – Matters for Decision - before planning application 17/1486 – The Old Court, Dowell Street was considered and the member of the press left the meeting at 8.20 pm just before this. After the application was considered, the meeting moved back into Part A – Matters for Decision.

17/93 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

- a. 17/0790/LBC – 94 High Street, Honiton – removal of existing stepped access and replacement with internal lobby with reduced floor level, new entrance doors, and internal alterations including provision of new steps, platform lift and new doorway - granted
- b. 17/0789/FUL – 94 High Street, Honiton – removal of existing stepped access and replacement with internal lobby with reduced floor level and new entrance doors - granted

These items were noted

Other

- a. 17/0072/ADV – Holyshute Lodge, Langford Road, Honiton – advice of appeal against the decision of East Devon District Council to refuse to grant advertisement consent for the retention of signs
 - b. Devon Highways - temporary prohibition of through traffic (one way) - from Wednesday 2nd August – Friday 4th August 2017 – various roads affected to enable Honiton and District Agricultural Show.
 - c. Devon Highways – Border Road & Gloucester Crescent, Honiton - temporary prohibition of through traffic and parking- Monday 17th July – Monday 31st December 2018 – to enable Bellmouth remodelling and associated works.
 - d. Devon Highways – Border Road & Gloucester Crescent, Honiton – temporary prohibition of through traffic and parking – Saturday 22nd July – Monday 31st December 2018 – to enable Bellmouth remodelling and associated works.
 - e. Devon Highways – Border Road & Gloucester Crescent, Honiton – temporary prohibition of through traffic & parking – Monday, 17th July – Friday, 21st July 2017 – to enable Bellmouth remodelling and associated works.
 - f. Devon Highways – Silver Street, Honiton outside Nos 1-3 Newlands – Monday 31st July – Friday 1 Sept 2017 – temporary prohibition of through traffic – scaffolding to be erected to allow works to roof.
- Item a was read out by the Chairman and this and all other items were noted.

Late Correspondence

Decision Notices

- a. 17/1328/FUL – 7 Pine Grove – garage conversion and change flat roof to pitched roof – granted
- b. 17/1365/FUL – 16 Northcote Lane – construction of front porch – granted
- c. 17/1271/TRE – 22 Butts Close – T1 – to crown lift 1 x Oak tree to approx. 4 metres above ground level making natural target pruning cuts of up to 50 mm diameter also reducing back the lowest limb to the main branch collar making 1 x pruning cut of 50 mm in diameter – granted

These items were noted

Other

- a. Devon Highways – Gloucester Crescent & Gloucester Close, Honiton - temporary prohibition of through traffic & parking from Thursday 20th July – Friday 21st July to enable Devon Highways
- This item was noted

17/94 To close the meeting

The Chairman closed the meeting at 20.55pm

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST