

## Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 19<sup>th</sup> September 2017 at 7.00pm.

### Members present

#### St Michael's Ward

Cllr J McNally  
Cllr J Zarczynski

#### St Paul's Ward

Cllr R Coombs (Chairman)  
Cllr T Darrant

### In Attendance

Carolyn Bowles (Town Clerk's Assistant)  
Callum Lawton (Midweek Herald)  
Cllr J Taylor

**17/120 To note that Cllr J McNally is now able to resume the position of Deputy Chairman and therefore replaces the temporary Deputy Chairman, Cllr J Zarczynski – the Chairman thanked Cllr Zarczynski for his help whilst being temporary Deputy Chairman and this was noted**

### 17/121 To accept apologies for absence

Cllr V Howard (P)

### 17/122 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

**Cllr Coombs** – Specsavers, 121 High Street, Honiton – customer – personal  
The Old Court, Dowell Street, Honiton – member of the public known to the Councillor – personal  
St Johns Close, High Street, Honiton – a Honiton Town Councillor is a neighbour and is known to the Councillor – personal  
Honiton Garage, Turks Head Lane – has an account with Marks & Spencer – personal  
Tesco Honiton Store, Battishorne Way – a Honiton Town Councillor is an employee and is known to the Councillor – personal  
Clapper Lane – member of the Town Council allotment working group – personal  
**Cllr Darrant** – Specsavers, 121 High Street – customer – personal  
St Johns Close, High Street, Honiton – a Honiton Town Councillor is a neighbour and is known to the Councillor – personal  
Clapper Lane - member of the Town Council allotment working group – personal  
Tesco Honiton Store, Battishorne Way – a Honiton Town Councillor is an employee and is known to the Councillor – personal  
**Cllr McNally** - The Old Court, Dowell Street, Honiton – member of the public known to the Councillor – personal  
St Johns Close, High Street, Honiton – a Honiton Town Councillor is a neighbour and is known to the Councillor – personal  
Tesco Honiton Store, Battishorne Way – a Honiton Town Councillor is an employee and is known to the Councillor – personal  
**Cllr Zarczynski** - Specsavers, 121 High Street, Honiton – customer – personal  
St Johns Close, High Street, Honiton – a Honiton Town Councillor is a neighbour and is known to the Councillor – personal  
Tesco Honiton Store, Battishorne Way – a Honiton Town Councillor is an employee and is known to the Councillor – personal

It was noted that the Town Council has an interest in the following applications:-

17/1486/FUL – The Old Court, Dowell Street as it is a neighbouring property  
17/1481/MRES – Land off Clapper Lane as it is the allotment authority for Honiton  
17/2063/FUL – Blannicombe Farm – the Town Council is a long standing tenant of Combe Estate

### 17/123 To confirm the minutes of the Planning Committee meeting held on 5<sup>th</sup> September 2017

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

**17/124 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. It had been agreed prior to the meeting that application 17/1971/FUL – Air Training Corps Hall, St Marks Road, Honiton, 17/2173/COU – 7 Dolphin Court, Honiton and 17/1481/MRES – Land off Clapper Lane, Honiton, formerly allotments (late correspondence) should be considered/discussed first.

<p><b>17/1971/FUL</b> The Town Council unanimously supports this application</p>	<p><b>Mr Phil Coleman (Tiva Properties Ltd)</b></p>	<p><b>Air Training Corps Hall, St Marks Road, Honiton, EX14 1XU Demolition of old Army Training Corps hall and erection of 7 no. terraced houses with associated parking</b></p>
<p><b>17/2173/COU</b> The Town Council unanimously supports this application</p>	<p><b>Great Western Properties Ltd</b></p>	<p><b>7 Dolphin Court, High Street, Honiton, EX14 1HT Conversion of first floor office into 6 no. residential flats</b></p>
<p><b>17/0817/FUL (Application to be reconsidered)</b> As this is a listed building in the conservation area the Town Council hopes that as much of the original fabric as possible can be reused or replicated and will support the Conservation Officer's eventual advice."</p>	<p><b>Mr Andrew Mansell</b></p>	<p><b>Specsavers, 121 High Street, Honiton, EX14 1LS Remedial work including the demolition of the existing front façade and replacement with new construction to match existing</b></p>
<p><b>17/0818/LBC (Application to be reconsidered)</b> As this is a listed building in the conservation area the Town Council hopes that as much of the original fabric as possible can be reused or replicated and will support the Conservation Officer's eventual advice."</p>	<p><b>Mr Andrew Mansell</b></p>	<p><b>Specsavers, 121 High Street, Honiton, EX14 1LS Remedial work including the demolition of the existing front façade and replacement with new construction to match existing</b></p>
<p><b>17/1320/LBC</b> As this is a listed building in the conservation area the Town Council hopes that as much of the original fabric as possible can be reused or replicated and will support the Conservation Officer's eventual advice."</p>	<p><b>Mr Andy Mansell (Specsavers)</b></p>	<p><b>121 High Street, Honiton, EX14 1LS Proposed new shopfront fascia sign and hanging sign (non illuminated)</b></p>

<p><b>17/1486/FUL (amended plans)</b> Having studied the amended plans and noted the Applicant's ownership of land to the south west (outlined in blue), the Town Council now unanimously objects to this application on the following grounds - over development, as the site was a former garden this is loss of open space within the built up area boundary, the committee is concerned as to how access to the south west will be obtained for maintenance and is also concerned that 'Pobby &amp; Blue' another business in the building, is not mentioned in the application.</p>	<p style="text-align: center;"><b>694</b></p> <p><b>Mr Paul and Greg Layzell</b></p>	<p><b>The Old Court, Dowell Street, Honiton, EX14 1LZ Erection of 2 no. dwellings</b></p>
<p><b>17/1828/FUL (amended plans)</b> The Town Council is pleased to note the amended plans and unanimously supports this application</p>	<p><b>Mr Patrick Millman</b></p>	<p><b>5 Whitmore Way, Honiton, EX14 2GR Construction of single storey rear extension</b></p>
<p><b>17/1882/ADV</b> The Town Council unanimously supports this application subject to the Conservation Officer's suggested condition being adhered to.</p>	<p><b>Karen Darler (TUI UK)</b></p>	<p><b>80 High Street, Honiton, EX14 1PD Display of 3 no. non illuminated fascia signs and 1 no. non illuminated hang</b></p>
<p><b>17/1892/LBC</b> The Town Council unanimously supports this application subject to the Conservation Officer's suggested condition being adhered to.</p>	<p><b>Mrs Darler</b></p>	<p><b>80 High Street, Honiton, EX14 1PD 3 no. static non-illuminated fascia signs and 1 no. non-illuminated projecting hanging sign</b></p>
<p><b>17/1929/ADV</b> In principle the Town Council does not object to the design of the signs but does not feel that they can neither approve nor refuse this application until Highways England has responded regarding further information which has been supplied by the applicant with regard to one of the signs. The committee is also concerned that the plan used does not show the pedestrian route which was approved in the previous application.</p>	<p><b>BP (Oil) UK Ltd</b></p>	<p><b>Honiton Garage, Turks Head Lane, Honiton, EX14 1BQ 14 no. fascia signs 8 no. other signs</b></p>

	<b>695</b>	
<p><b>17/1931/TRE</b>  The Town Council generally supports this application but queries the need to fell some of the trees for the following reasons:-  T1 - Cotoneaster one of the very few ornamental garden shrubs surviving. If the shrub is considerably reduced to avoid damage to cars by removing much but not all of the decay it seems vigorous enough to produce a new branch structure.  T18 - Lawson Cypress - partial uprooting took place some time ago and there is no sign of movement now of root plate, the tree has corrected the lean.  T21 -T27 - prominent row of Beeches. Apart from one these seemed to be in good condition. There seems to be instances of incorrect numbering for instance T23.  T2 Rhododendron -It is agreed that this is impressive and the committee is pleased that East Devon District Council did not agree to much of the proposed work some years ago.</p>	<b>Ms Gaynor O'Dell</b>	<b>Gittisham Hill House, Sidmouth Road, Honiton, EX14 3TY  Recommendations regarding future management needs for trees at Gittisham Hill Park Village</b>
<p><b>17/1932/ADV</b>  The Town Council refuses this application as the applicant has not obtained permission from the landowner. If this is obtained the application could be re-submitted.</p>	<b>Mrs Elizabeth Jarmin</b>	<b>13A New Street, Honiton, EX14 1HA  1 no non-illuminated A frame advertisement board</b>
<p><b>17/2016/TCA</b>  The Town Council objects to this application and will be applying for TPO orders to be placed on both trees. The trees are visible from various parts of Honiton including the High Street. Several conifers have been felled in the conservation area in recent years which is regretted on both visual and wildlife grounds.</p>	<b>Mr S Kelly</b>	<b>St Johns Close, High Street, Honiton, EX14 1PN  T1 – Fell Spruce Conifer  T2 – Fell Cupresses Macrocarpa Conifer</b>
<p><b>17/2063/FUL</b>  The Town Council does not wish to express a view at this stage due to its long term relationship with the applicant</p>	<b>Combe Estate</b>	<b>Blannicombe Farm, Honiton, EX14 9TS  Erection of agricultural cubicle building</b>

<p><b>17/2083/TRE</b> The trees occupy a prominent position and help to break up the built skyline when viewed from various points of the town, the Town Council will abide by the Tree Officer's decision.</p>	<p style="text-align: center;"><b>696</b></p> <p><b>Mr Matthew Burnell</b></p>	<p><b>10 Dove Close, Honiton, EX14 2GP</b> <b>Ash (T1 &amp; T2) – Reduce height to previous reduction points. Repollard at approx. 2m height. Work necessary to reduce excessive shading, promote ongoing health of trees and maintain trees at size and form appropriate to their location</b></p>
<p><b>17/2096/VAR</b> The Town Council objects to this application on the grounds that it does not wish to see UPVC windows in a conservation area</p>	<p><b>Mr K Willis</b></p>	<p><b>14 New Street, Honiton, EX14 1EY</b> <b>Variation of conditions 2 and 4 (approved plans and window details of application 13/0373/FUL) to allow retention of UPVC windows at first and second floor levels</b></p>
<p><b>17/2098/TRE</b> The Town Council unanimously supports this application</p>	<p><b>Mr Andrew Tamplin</b></p>	<p><b>Tesco Honiton Store, Battishorne Way, Honiton, EX14 2XD</b> <b>T2 – 1 x mature Ash tree to have a circa 2m crown reduction, T1 – group of Maple and Willow trees to have a circa 1m reduction in height</b></p>
<p><b>17/2103/FUL (including amended plans)</b> The Town Council unanimously supports this application</p>	<p><b>Mr Fergus Allen</b></p>	<p><b>20 Highfield, Honiton, EX14 1JD</b> <b>Construction of single storey rear/side extension</b></p>
<p><b>17/2108/FUL</b> The Town Council supports this application</p>	<p><b>Mr &amp; Mrs S Keene</b></p>	<p><b>37 Monmouth Way, Honiton, EX14 2GY</b> <b>Removal of existing garage and construction of two storey side extension</b></p>
<p><b>17/2120/COU</b> The Town Council unanimously supports this application</p>	<p><b>Mr David Partridge (CMM Brokers Ltd)</b></p>	<p><b>10 New Street, Honiton, EX14 1EY</b> <b>Convert upper floors of retail unit to residential use</b></p>

Callum Lawton left the meeting at 19.25 pm

**17/125 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. 17/1396/LBC – Honiton Congregational Chapel – relocate central heating flue to rear first floor east elevation – granted
  - b. 17/1319/ADV – Specsavers, 121 High Street, Honiton – 1 no. non illuminated fascia sign and 1 no. non illuminated hanging sign – granted
  - c. 17/1527/LBC – The Star Inn, New Street, Honiton – reduce 2 no. planter lengths; install 1 no. fixed glazed window and 1 no. glazed door (south elevation overlooking beer garden); re-configure the ground floor layout and install steps leading from new glazed door into beer garden (amendments to previous approval 16/2125/LBC) – granted
  - d. 17/1053/MFUL – Land at Meadow View Nursery, Honiton (adjoining parish, Gittisham) – proposed development of garden centre, incorporating new building, covered sales area, outdoor sales area, storage and car parking and widening of the access - granted
- The above items were noted

**Other**

- a. Devon County Council – the draft Mineral Safeguarding Supplementary Planning Document for consultation by 6<sup>th</sup> October 2017

b. Update on the missing footbridge at Oaklea.

Item a. It was agreed that this item be deferred to the next Planning Committee meeting

Item b. The Committee was advised that no information regarding the missing footbridge had been received from East Devon District Council and it was agreed that the Clerk should contact the Engineering Projects Manager of Streetscene, thank him for attending the site meeting and enquire when the promised information is likely to be received.

**Late Correspondence**

**Other**

a. 17/1481/MRES – Land off Clapper Lane, Honiton, formerly allotments – correspondence with the National Allotment Society

b. 17/1797/FUL – 7 Spindlewood Close – further information received

Item a. The Section 106 Officer's advice was noted. It was also noted that the Town Council has made an approach to the National Allotments Society for free legal advice. It was agreed that the Clerk should enquire why the Honiton Allotments Association has not objected to the allotments being uncultivated for three years or to the proposed reduction of allotment land when there is a waiting list for allotments.

Item b. It was noted that further representation had been made on behalf of the Applicant.

**17/126 To close the meeting**

The Chairman closed the meeting at 21.00pm

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