

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 21st November 2017 at 7.00pm.

Members present

St Michael's Ward

Cllr J McNally

St Paul's Ward

Cllr R Coombs (Chairman)

Cllr T Darrant

Cllr V Howard

In Attendance

Two members of the public

Carolyn Bowles (Town Clerk's Assistant)

17/147 To accept apologies for absence

None received

17/148 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Honiton Town Council – 17/2552/COU - The Railway Inn, Honiton – the Town Council manages Footpath 7 which runs alongside the property

Cllr Coombs – 17/1736/FUL – Pegasus House, King Street, Honiton – a neighbour who has made comments regarding this application is a former Town Councillor and is known – personal and 17/2473/MOUT – Land at High Street (former Foundry Yard), High Street – former owner of these premises is a former Town Councillor and is known – personal

Cllr Howard - 17/1736/FUL – Pegasus House, King Street, Honiton – a neighbour who has made comments regarding this application is a former Town Councillor and is known – personal and 17/2473/MOUT – Land at High Street (former Foundry Yard), High Street – former owner of these premises is a former Town Councillor and is known – personal

Cllr McNally - 17/1736/FUL – Pegasus House, King Street, Honiton – a neighbour who has made comments regarding this application is a former Town Councillor and is known – personal and 17/2473/MOUT – Land at High Street (former Foundry Yard), High Street – former owner of these premises is a former Town Councillor and is known – personal

Cllr Darrant – 17/2552/COU – The Railway Inn, Honiton – the former owner is known – personal and 17/1736/FUL – Pegasus House, King Street, Honiton – the former owner is a neighbour - personal

17/149 To confirm the minutes of the Planning Committee meeting held on 31st October 2017

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

17/150 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 was agreed that application no 17/2473/MOUT – Land at High Street (former Foundry Yard), High Street, Honiton - be considered first as there were members of the public present who wished to speak regarding that application. The Chairman therefore declared the meeting out of session and after the member of the public had finished speaking the meeting was declared back in session and the application was discussed by the Committee members. Once the recommendation for this application had been made, the members of the public left the meeting at 7.25 pm

<p>17/2473/MOUT (amended plans) The Town Council stands by its previous comments. The Committee understands that there will be an item on the agenda for the next Town Council meeting (27th Nov) regarding the missing links in the Riverside Walk.</p>	<p>Homes England (Mr Britton)</p>	<p>Land at High Street (former Foundry Yard) High Street, Honiton, EX14 1JZ Outline application for the demolition of existing buildings and development of up to 32 no. dwellings (including affordable housing) and associated access (layout, scale, appearance and</p>
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<p>17/2345/ADV The Town Council refuses this application on the grounds that as the property is in a Conservation Area it is felt that the type and level of illumination is not appropriate to the area and that in a Conservation Area it is generally better that signs be externally lit. It is noted that Iceland which is in the vicinity has internally lit sign's but these premises are outside the Conservation Area.</p>	<p style="text-align: center;">709</p> <p>Mr Lloyd</p>	<p>1-2 Lace Walk, Honiton, EX14 1LR 3 no. fascia signs and 1 no. illuminated hanging sign</p>
<p>17/1985/LBC The Town Council agrees that work is necessary due to the premises historical and architectural importance and will leave the nature of the work to the Conservation Officer</p>	<p>Mrs Jill Mills</p>	<p>145 High Street, Honiton, EX14 1LJ Various internal works to basement to include: internal tanking of walls and floor, replacement staircase at basement and ground floor level, remove internal brick wall, install new door and timber window frame with mullions and replace existing beams and floor joists</p>
<p>17/2520/VAR The Town Council unanimously supports this application</p>	<p>Aldi Stores Ltd</p>	<p>Aldi, Exeter Road, Honiton, EX14 1AZ Variation of condition 5 of planning permission 10/0312/MFUL (development of an 1,534 square metre gross (990 square metres net) Class A1 retail foodstore with associated access, car parking and landscaping) to permit delivery hours between 06.00 – 22.00 Monday to Saturday inclusive and between 9:00 – 18:00 on Sundays)</p>
<p>17/2173/COU (amended plans) The Town Council continues to unanimously support this application</p>	<p>Great Western Properties Ltd</p>	<p>7 Dolphin Court, High Street, Honiton, EX14 1HT Conversion of first floor office into 6 no. residential flats</p>
<p>17/2552/COU The Town Council supports this application (3 for, 1 abstention)</p>	<p>Mr & Mrs M Jeffries</p>	<p>The Railway Inn, Queen Street, Honiton, EX14 1HE Change of use and conversion of former restaurant/public house and bed and breakfast facilities including one self-contained flat into one house and bed and breakfast facilities</p>
<p>17/2351/FUL The Town Council welcomes this expansion to the business but has concerns regarding the oak tree. It would suggest that the wall of the extension nearest the railway could be set back slightly to avoid encroaching on the root protection area of the tree. However, the Town Council will abide by the</p>	<p>Mr Stainton Reid</p>	<p>Diamond House, Reme Drive, Heathpark Industrial Estate, Honiton, EX14 1SE Single storey extension to existing industrial unit</p>

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decision of the Arboricultural Officer.		
17/1736/FUL (amended plans) The Town Council stands by its previous comments	Mr Dave Vallender	Pegasus House, King Street, Honiton Redevelopment to convert existing outbuildings into 3 no. apartments and demolish existing workshop to form 3 no. terraced houses
17/2633/FUL The Town Council unanimously supports this application	Mr & Mrs Payne	14 Courtenay, Honiton, EX14 1RQ Construction of single storey side extension
17/2110/FUL The Town Council unanimously supports this application	Mrs Chloe Tupper	27 Hale Lane, Honiton, EX14 1HN Construction of conservatory to front elevation
17/2423/FUL The Town Council unanimously supports this application and has noted the objector's concern regarding access	Mr Ian Priestley	18 New Street, Honiton, EX14 1EY Convert two floors of "office" space above shop into a one bedroom flat
17/2651/FUL The Town Council unanimously supports this application	Miss Emily King	3 Dolphin Court, High Street, Honiton, EX14 1HT Change of use from A1 (retail) to A3 (tea room)

17/151 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. 17/2120/FUL – 10 New Street, Honiton – convert upper floors of retail unit to residential use and alterations to shop front - granted
- b. 17/2169/FUL – 1 Minifie Road, Honiton – construction of two storey side extension and single storey rear extension (demolition of existing attached single storey garage and store rooms) - granted
- c. 17/1797/FUL – 7 Spindlewood Close, Honiton – construction of single storey dwelling - granted
- d. 17/1911/COU – The Old Pavilion, Cuckoo Down Lane, Honiton – change of use of pavilion and associated land from educational use to mixed use for education and events including wedding ceremonies and receptions with associated car parking and camping – refused
- e. 17/2309/TRE – 8 Whitethorn Close (west of), Honiton – 1 Oak – reduce upper crown growing to the east by approx 2.5m overhanging drive ensuring that the tree retains a balanced and uniform shape – granted
- f. 17/2096/VAR – 14 New Street, Honiton – 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 – refused
- g. 17/2340/TCA – 55 High Street, Honiton – amended works to Cherry (T2) – reduction/crown clean – Laburnum (T3) – light reduction/deadwood – Apple tree (G1) – prune/crown clean and two small tree/shrub opposite the laburnum (G2) removal of front stems, crown clean and crown lift – the Local Planning Authority has no objection to these works

Item C – it was agreed that the Chairman should seek clarification regarding the trees in the decision
The other items were noted

Other Correspondence

- a. 17/2639/PRETDD – St Johns Close, Honiton – advice from the Arboricultural Team at East Devon District Council of tree works considered an exception to the Conservation Area Legislation – fell one cypripedium macrocarpa conifer
 - b. Charter for Trees, Woods & People
 - c. Devon County Council – temporary road closure Honiton to Dunkeswell road, near Combe Raleigh from 4th December for a maximum of 5 days – to enable essential drainage works
 - d. Devon Highways – temporary prohibition of through traffic and parking St Peters Road, Honiton – from 27th-28th November to enable resurfacing works
 - e. 17/0157/TPO – Land at Holyshute Lodge, Eddystone and 16 The Chase, Honiton – advice from the Arboricultural Team at East Devon of a Tree Preservation Order made
 - f. 17/160/TPO – Land at 24 to 32 Hill Crescent, Honiton and 56-62 Pine Park Road, Honiton – advice from the Arboricultural Team at East Devon of a Tree Preservation Order made
 - g. 1 Hill Crescent, Honiton – new entrance onto Pine Grove – advice from the Planning East Team that this matter warrants further investigation by the Enforcement Team
 - h. Cranbrook Plan – Preferred Approach – advice from the Cranbrook Team at EDDC that they are consulting on this Plan – comments needed by Monday, 8th January 2018
 - i. Devon Highways – temporary prohibition of through traffic and parking on 1st, 8th, 15th & 22nd December between 6:00 – 9:00 – to enable Christmas markets
 - j. DCLG Planning for the Right Homes in the Right Places Government consultation - update from the Chairman
- Item e & f – the Committee requested that the Clerk obtain a list of all Tree Preservation Orders in Honiton Parish from East Devon District Council
- Item j. The Chairman reported that he had read this consultation but saw no reason for the Council to become involved in it.
- All other items were noted

Late Correspondence

Decision Notices

- a. 17/2320/FUL – 57 Millhead Road, Honiton – construction of 3 bedroomed detached dwelling and associated works – refused
- This item was noted

Other

- a. East Devon District Council – application for street trading consent for a catering trailer relating to High Street, Honiton (Friday and Saturday nights) and layby on the A30 (weekdays)
- It was pointed out that the layby on the A30 was in Monkton Parish and therefore not for Honiton Town Council to comment on but with regard to the application for the High Street, Honiton it was agreed that the Town Council will support this application but would suggest that it does not trade beyond the hours for which the existing outlet is open.

17/152 To close the meeting

The Chairman closed the meeting at 21.00pm

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST