

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 22nd August 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

Cllr V Howard

In Attendance

Wendy Randle (Acting Deputy Clerk)

Cllr Daniel Jefferson as a member of the public

17/104 To note the resignation of Cllr Ken Hopkins

Cllr Hopkins's resignation from the Council and therefore from the Planning Committee was noted.

17/105 To accept apologies for absence

None

17/106 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr Coombs – 17/1481/MRES – land off Clapper Lane – member of allotments working group – personal;

17/1911/COU -Cuckoo Down Lane – environment & open spaces representative on Council

Cllr Darrant – 17/1481/MRES – land off Clapper Lane – member of allotments working group - personal;

17/1736/FUL-Pegasus House – personal - knows owner

Cllr Zarczynski - 17/1742/FUL Chapel street -personal - knows owner

Honiton Town Council – 17/1481/MRES – land off Clapper Lane – authority with a statutory obligation to provide allotments

17/107 To confirm the minutes of the Planning Committee meeting held on 8th August 2017

The minutes of the meeting had been circulated in advance and were **unanimously agreed and signed** as a correct record of the meeting. Proposed Cllr Howard, seconded Cllr Zarczynski.

17/108 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.

<p>17/1481/MRES The amended plans do not resolve any of the Town Council's repeated objections to the development of the protected Clapper Lane allotments. Furthermore in addition to the reduction by half of the protected allotment land by the proposed relocation to the walled garden of Lyndhurst in the conservation area there are the understandable concerns of a resident of Lyndhurst seeking restrictions on that allotment use that did not apply to the allotment site outside the conservation area. The smooth transfer of allotment holders from the old plots to the new as envisaged in the Committee Report for planning application 13/2508/MOUT</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>
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<p>has not and cannot take place as the old plots have not been cultivated for three years. This seemingly makes a mockery of planning policies RE4 in the former District Plan and RC3 in the new as there is a provable demand for allotments and the Clapper Lane allotments are the only protected allotments in Honiton. The provision of water to the proposed new plots is not considered sufficient compensation for the reduction in size as the old allotments had been successfully cultivated for many years without the availability of piped water.</p> <p>The Town Council notes that comments from the highway authority promised within 21 days of 3rd July 2017 have still not appeared on the planning portal. The Town Council supports local concerns regarding the top section of Clapper Lane where there is only a white line pavement of a type no longer provided in Devon and may comment on the highways authority's comments when available. It is disappointing that the District and County councils are not seeking to protect land for a pedestrian route to the town centre behind the High Street burgage plots partly over land in the applicants control bypassing the steep and substandard Clapper Lane where pedestrians are particularly at risk.</p>	685	
<p>17/1515/LBC As this is a listed building, the Town Council unanimously agrees that it is happy to go along with whatever decision the Building Control and the Conservation Officer make.</p>	<p>Mr Geoff Hicks</p>	<p>First Floor Flat, Monkton House, 53, High Street, Honiton EX141PW Internal alterations to bathroom and WC</p>
<p>17/1736/FUL The Town Council objects to this application on the grounds of over development in an already tight space which would also cause loss of privacy. (1 abstention)</p>	<p>Mr Dave Vallender</p>	<p>Pegasus House, King Street, Honiton Redevelopment to convert existing outbuildings into 3 no. apartments and demolish existing workshop to form 3 no. terraced houses</p>
<p>17/1742/FUL The Town Council supports this application (1 abstention)</p>	<p>Mr Richard Isaac</p>	<p>Land rear of 4 Chapel Street, Honiton EX14 1EU Erection of 2 no. dwellings</p>
<p>17/1797/FUL It was agreed to hold a site meeting on 23rd August which was attended by Councillors Coombs, McNally & Zarczynski. It was agreed they had power to make the decision on behalf of the Planning Committee and objected to this application on the grounds that the proposed new dwelling is out of keeping with other dwellings on the estate even if the more</p>	<p>Miss Lindsay Wood</p>	<p>7 Spindlewood Close, Honiton EX14 2XQ Construction of single storey dwelling</p>

<p>preferable barn hip design mentioned in the Applicant's design and access statement is constructed. Proposed car parking space: i) Loss of part of Devon bank including trees adjoining car park, an important feature in an urban environment both visually and for wildlife. ii) No details of the method by which the proposed car parking space is to be achieved by cutting into Devon bank such as construction of a new retaining wall. iii) No landscaping proposals adjoining the proposed new parking space. iv) Concern regarding boundaries in and adjoining the car park due to an Objector's Land Registry plan and the presence of a line of concrete posts and timber revetment at the foot of the Devon bank.</p>	<p>686</p>	
<p>17/1828/FUL The Town Council unanimously supports this application</p>	<p>Mr Patrick Millman</p>	<p>5 Whitmore Way, Honiton EX14 2GR Construction of single storey rear extension</p>
<p>17/1911/COU It is noted that this application is stated to be a resubmission of the withdrawn application 16/0215/COU and therefore its previous comments that were made after noting neighbours' concerns about the proposed usage in the East Devon Area of Outstanding Natural Beauty are still valid.</p> <p>Sport England commented a month after this council and objected to the loss of land with planning permission for recreational use as proposed in that application. The applicants' agent has stated that the previous application was withdrawn because of the awaited Honiton Sports Pitch Strategy and has given reasons why the resubmitted application should be allowed including that the site is not considered suitable for long term permanent location of sports pitches in that strategy. This council has already commented to EDDC about the strategy mentioning that the site is compromised by use without planning permission for wedding receptions and therefore does not believe the strategy's comments should be taking that into account to justify a greater number of wedding receptions. There is still no evidence provided that the applicants have tried to encourage use of the application site by sports clubs in recent years without which it is difficult to assess the demand for pitches particularly in summer. However, there is an acknowledged shortfall in sports pitch provision in the expanding town of Honiton and neighbouring Gittisham and one of the proposed sites for pitches in the strategy is</p>	<p>Mr & Mrs G Wilmot</p>	<p>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</p>

<p>now affected by the adopted route of the A30 trunk road improvement scheme promoted by the county council. The Committee unanimously objects to the loss of land with planning permission for sports pitches and to any uses that would undermine sports pitch use throughout the year including camping.</p>	<p>687</p>	
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17/109 To discuss the Tree Wardens involvement with the Tree Charter

This item was deferred from the last meeting, but as Cllr Hopkins has now resigned, the Council is back to three tree wardens, each with a busy workload. It **was resolved** to defer this item to a future meeting when more new Councillors might be available to be involved.

17/110 To consider the missing River Gissage footbridge report by Cllr Coombs, regarding the route to the High Street

The Committee awaits costing for a replacement footbridge over the River Gissage near Oaklea from the Engineering Projects Manager of EDDC Streetscene following the site meeting held on 8th August 2017 and meanwhile requests that an approach be made to EDDC Planning East, Estates and the Section 106 Officer so that the planned footpath link to the High Street may be proceeded with which would increase use of the replacement footbridge.

This action was proposed by Cllr Zarczynski, seconded by Cllr Darrant and **unanimously agreed**.

17/111 To consider the restoration of the Tollgate and budget implications

The Committee requests that the Town Council includes in the budget for 2018-2019 the sum of £5000 to enable the tollgate, removed from Copper Castle in the late 1920s and given to the people of Honiton in 2002 by the late Mr John Sage following the then Mayor's appeal, to be sited securely on the west side of the A35 trunk road at Copper Castle during that financial year.

It **was unanimously resolved** that the Council should be approached to make financial provision for this project to go ahead in the next financial year; proposed by Cllr Howard, seconded by Cllr Darrant.

17/112 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. 17/0942/MRES – land west of Hayne Lane, Gittisham – construction of 85 no. residential dwellings and associated garages, infrastructure and landscaping together with discharge of condition 4 – approval granted with conditions.

Representatives of Baker Estates will be attending a Planning meeting on 19th September to speak about the next phase of development.

- b. 13/1379/ADV – Holyshute Lodge, Honiton - appeal decision – retention of signs for an extended time period – appeal dismissed

It **was unanimously agreed** that the Committee would look into the possibility of the last remaining sign being removed if this isn't done in the near future.

Other

None

Late Correspondence

Decision Notices

17/1182/FUL – 15 Millhead Road – construction of front and rear dormer windows and single storey rear extension – refused. Noted

Other

Email response from Planning East to query as to why application 17/1472/CPL was not issued for comment by this council – *“as CPL’s are effectively, a request for confirmation that something doesn’t require the benefit of planning consent, we don’t usually consult on them, only CPE’s.”* Noted.

17/113 To close the meeting

The Chairman closed the meeting at 21.03pm

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