

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 31st October 2017 at 7.00pm.

Members present

St Michael's Ward

Cllr Jill McNally
Cllr J Zarczynski

St Paul's Ward

Cllr R Coombs (Chairman)
Cllr V Howard

In Attendance

Mr Graham Hutton, Baker Estates
Mr Tom Biddle, Baker Estates
Cllr Taylor (from 7.25pm)
1 member of the press
Mrs Wendy Randle, Acting Deputy Clerk

17/140 To accept apologies for absence

Cllr T Darrant

The Committee agreed to move the Foundry Yard application to be taken first on the agenda, followed by the discussion with Baker Estates representatives and item f from Other Correspondence.

17/141 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Planning Committee – 17/1736/FUL amended plans, Pegasus House – Committee knows applicant
Planning Committee – 17/2473/MOUT Foundry Yard – Committee knows persons involved

17/142 To confirm the minutes of the Planning Committee meeting held on 17th October 2017

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

17/143 Representation on behalf of Baker Estates regarding their development at Land west of Hayne Lane, Gittisham

Mr Graham Lane spoke specifically about the Section 106 agreement proposals that had been made in relation to this development. He had spoken to officers at EDDC who had come back with their approval to the changes.

Affordable housing would now be set at 30% which still surpasses the target of 25% and a package of support for various local projects has been offered.

Questions and discussions followed which included consideration of the Planning Policy Officer's response (item f, Other Correspondence) regarding Section 106 and CIL funding. It appears that Baker Estates is not responsible for opening up Old Elm Road.

It **was agreed** that Cllr Coombs would draft a reply to Mr Keith Lane, Planning Policy Officer. Proposed by Cllr Coombs; seconded by Cllr Zarczynski and unanimously agreed.

Cllr Zarczynski proposed support for 30% affordable housing and the Section 106 package prepared by Baker Estates; seconded by Cllr Howard and **unanimously agreed**.

17/144 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>17/1932/ADV The Town Council refuses the application on the grounds that the sign is too wide and that a five year period is too long and would set a precedent. It would prefer any sign to be wall mounted.</p>	<p>Mrs Elizabeth Jarmin</p>	<p>13A New Street, Honiton, EX14 1HA 1 no non-illuminated A frame advertisement board</p>
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<p>17/1736/FUL (amended plans) The Town Council continues to object to this application on the grounds of over development in an already tight space which would also cause loss of privacy.</p>	<p style="text-align: center;">705 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>17/2169/FUL The Town Council unanimously objects to this application. It regards this development as more than an extension; it sees this as a separate dwelling with facilities.</p>	<p>Ms Angela Clarke</p>	<p>1 Minifie Road, Honiton, EX14 1NF Construction of two storey side extension and single storey rear extension (demolition of existing attached single storey garage and store rooms)</p>
<p>17/2340/TCA The Town Council unanimously supports T2, T3, G1 & G2 It objects to T1 as the Monterey Cypress is some way from the house and is visually pleasing.</p>	<p>Mrs Julia Gardener</p>	<p>55 High Street, Honiton, EX14 1PW Monterey cypress (T1) – fell because of excessive shading, low amenity value and not very aesthetically pleasing: Cherry (T2) – reduction/crown clean because it's becoming extremely dense creating excessive shading. Max length removed 2m. Max cut 50mm: Laburnum (T3) light reduction/deadwood as its creating too much shade. Max length removed 1m. Max cut 30mm: Apple tree (G1) prune/crown clean. Max length removed 1m. Max cut 30mm: Two small tree/shrub opposite the laburnum (G2) removal of front stems, crown clean and crown lift. Max length removed 3m. Max cut 100mm</p>
<p>17/1797/FUL (amended plans) The Town Council unanimously supports the amended plans for the residence. It continues to object to the 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>Miss Lindsay Wood</p>	<p>7 Spindlwood Close, Honiton EX14 2XQ Construction of single storey dwelling</p>

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17/2473/MOUT The Town Council unanimously objects to the application (see attached link for reasons)	Homes England (Mr Britton)	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 landscaping reserved matters)

17/145 To note planning decisions, copy letters and correspondence received and to resolve any matters arising

Decision Notices

- a. 17/1486/FUL – The Old Court, Dowell Street, Honiton – erection of 2 no. dwellings – granted
- b. 17/1725/FUL – Land south of Combehayes Farm, Honiton – retrospective consent sought for the change of use of land for the temporary siting of caravan (for residential purposes) and siting of 2 no. shipping containers (for storage of horse related equipment) – refused
- c. 17/1684/FUL – Roodloft Reservoir, Springfield Road, Honiton – installation of a back-up generator within the existing compound and development works ancillary thereto – granted
- d. 17/1742/FUL – Land rear of 4 Chapel Street, Honiton – erection of 2 no. dwellings – granted
- e. 17/0817/FUL – Specsavers, 121 High Street, Honiton – remedial work including the demolition of the existing front façade and replacement with new construction to match existing – granted
- f. 17/0818/LBC – Specsavers, 121 High Street, Honiton - remedial work including the demolition of the

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- existing front façade and replacement with new construction to match – granted
- g. 17/1515/LBC – First floor flat, Monkton House, 53 High Street, Honiton – internal alterations to include: removal of partition wall between bathroom and WC to create one large bathroom; block up existing door to WC; block up toilet window in east elevation and insert extractor fan; remove partial raised floor in toilet to the level of original – granted
- h. 17/1882/ADV – 80 High Street, Honiton – display of 3 no. non illuminated fascia signs and 1 no. non illuminated hanging sign – granted
- i. 17/1929/ADV – Honiton Garage, Turks Head Land, Honiton – 14 no. fascia signs, 8 no. other signs – granted
- j. 17/1931/TRE – Gittisham Hill House, Sidmouth Road, Honiton - recommendations regarding future management needs for trees at Gittisham Hill Park Village – split decision
- k. 17/1971/FUL – Air Training Corps Hall, St Marks Road, Honiton – demolition of old Army Training Corps hall and erection of 7 no. terraced houses with associated parking – granted
- l. 17/2020/FUL – 6 Lilac Haven, Honiton – construction of conservatory – granted
- m. 17/2083/TRE – 10 Dove Close, Honiton - _Ash (T1 & 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 – granted
- n. 17/2103/FUL – 20 Highfield, Honiton – construction of single storey rear/side extension – granted
- o. 17/2179/FUL – 2 Summers Terrace, Glanvill Way, Honiton – retrospective planning application for the construction of a garden fence – granted
- p. 17/1892/LBC – 80 High Street, Honiton – 3 no. static non-illuminated fascia signs and 1 no. non-illuminated projecting hanging sign – granted
- q. 17/1120/FUL – The Chiropody Practice, 195 High Street, Honiton – retention of existing UPVC windows and doors – granted
- r. 17/2063/FUL – Blannicombe Farm, Honiton – erection of agricultural cubicle building – granted
- s. 17/2005/ADV – WH Smith, 109 High Street, Honiton – advertising collar surrounding on proposed ATM – granted
- t. 17/2016/TCA – St Johns Close, High Street, Honiton – amended works T1 – fell Spruce – the Local Planning Authority has no objection to the proposed tree works

These decisions were all noted.

Signed Chairman

21st November 2017

Other Correspondence

- a. Update from South West Water on the requested refurbishment of the Town's Victorian sewage stacks – this is on the to be done list, but there is no money available at present.
- b. Vehicle parking in Rosemount Lane – parking close to the traffic lights is a hazard; should there be yellow lines in place, as there is parking available at the rear of the properties.
- c. Update from South West Water relating to the Committee's enquiry regarding capacity levels of the Honiton Sewage Treatment Works – SW Water feels that this is not an issue at present.
- d. Update from Planning Support, East Devon on signage at 38 High Street, Honiton – work has not been completed within the 3 year period given; Enforcement is now involved.
- e. Devon Highways – Stockland Hill, Shortmoor, junction with A30 to the Telephone Exchange – temporary prohibition of through traffic and parking, 13th- 17th November – to enable drainage works - noted.
- f. Response from the Planning Policy Officer and Section 106 Officer at East Devon regarding Section 106 and CIL funding – Cllr Coombs to draft letter in reply.
- g. Devon Highways – High Street, Honiton from A373 Dowell Street to A35 Kings Road – 7th -8th November – temporary suspension of weight restriction – to enable works to be carried on the A30 – Council office to contact Highways to remind them that 7th November is a Market day.

Late Correspondence**Other**

- a. Devon Highways – Middlehill Farm to Blannicombe Farm, Honiton – resurfacing work – closure between 22/11/2017 – 24/11/2017 inc
- b. DCLG Planning for the Right Homes in the Right Places Government consultation; deadline of 9th. November – Cllr Coombs to draft report for the consultation

Decision notices

- a) 17/2045/FUL– 53 Church Hill – Creation of off road parking to front – approved with conditions
- b) 17/2004/FUL – W H Smith - Installation of ATM with advertising collar surround – approved with conditions
- c) 17/2098/TRE – Tesco, Honiton – reduction of trees – application withdrawn
- d) 17/1447/FUL – 33A Monkton Road – Construction of retaining wall etc – approved
- e) 17/0022/TPO – Land at Meadow View Chapel, King Street – Tree preservation order – decision not to confirm the order

These decisions were all noted.

17/146 To close the meeting

The Chairman closed the meeting at 21.18pm

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST