

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 5th December 2017 at 7.00pm.

Members present

St Michael's Ward

None present

St Paul's Ward

Cllr R Coombs (Chairman)

Cllr T Darrant

Cllr V Howard

In Attendance

Carolyn Bowles (Town Clerk's Assistant)

17/153 To accept apologies for absence

Apologies for absence were received from Cllr J McNally and Cllr J Zarczynski

17/154 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Honiton Town Council - 17/2579/FUL – Honiton Garage, Turks Head Lane, Honiton – the Town Council manages Turks Head Lane which runs alongside the garage and 17/2795/FUL – 1 West View Terrace, Dowell Street, Honiton – this is a neighbouring property

17/155 To confirm the minutes of the Planning Committee meeting held on 21st November 2017

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

17/156 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>17/2579/FUL The Town Council unanimously supports this application subject to a condition which protects trees in the vicinity of the site</p>	<p>Mr Richard Harris (R L & MF Harris t/a Honiton Garage)</p>	<p>Honiton Garage, Turks Head Lane, Honiton, EX14 1BQ Retention of workshop and associated parking, 2 no. portacabins and 2 no. containers</p>
<p>17/2387/ADV The Town Council refuses this application as it feels that the main fascia sign (4A) has an adverse effect on the appearance of the former church. The Town Council would be willing to approve the remaining signs as they are smaller in size and predominantly white in colour and as such are not deemed to have such an impact nor adverse effect on the building (2 for, 1 against)</p>	<p>Miss Harriet Spence</p>	<p>Council Offices, New Street, Honiton, EX14 1EY Display of 4 no. non-illuminated fascia signs</p>
<p>17/2108/FUL (amended plans) The Town Council supports this application (2 for, 1 against)</p>	<p>Mr & Mrs S Keene</p>	<p>37 Monmouth Way, Honiton, EX14 2GY Removal of existing garage and construction of two storey side extension</p>
<p>17/2755/FUL The Town Council unanimously supports this application</p>	<p>Mr & Mrs R Ayres</p>	<p>2 Hawthorn Close, Honiton, EX14 1RE Two storey side extension and dormer windows</p>

<p>17/2386/FUL The Town Council notes the comments of the Conservation Officer and also notes that it is unfortunate that UPVC windows instead of timber windows are already in place</p>	<p style="text-align: center;">713</p> <p>Miss Harriet Spence</p>	<p>Council Offices, New Street, Honiton, EX14 1EY Retention of 2 no. doors and 3 no. windows on west and east elevation</p>
<p>17/2771/FUL The Town Council unanimously supports this application</p>	<p>Mr Matt Burrell</p>	<p>Honiton Community College, School Lane, Honiton, EX14 1QT Proposed refurbishment of the corridor to include: re-roofing, replacement of windows from timber to UPVC, replacement of doors from timber to powder-coated aluminium, replacement of roof-lights and rainwater goods</p>
<p>17/2690/MRES (adjoining parish) The Town Council unanimously objects to this application on the following grounds: - Honiton Town Council has considered this application in the neighbouring parish of Gittisham and objects on the following grounds. Overdevelopment: the 240 dwellings now being applied for together with the 85 in phase 1 total 325 whereas the Welbeck application was for up to 300. This together with the bringing forward of a reserve housing site and the proposed reduction in the proportion of affordable housing means that the proposed development has significant differences regarding density, affordability and timescale to when inexplicably EDDC decided that this land adjoining the AONB should be a reserve housing site. Access: Unless Old Elm Road designed as a spine road for housing estates in Honiton and Gittisham is opened to non emergency traffic, vehicles from the development heading for Sidmouth and possibly even for Honiton and especially Honiton Tesco will use the narrow and steep section of Hayne Lane in Gittisham not scheduled for improvement unlike the Old Elm Road junction in the Infrastructure Delivery Plan and would then access the A375 via Beech Walk at a difficult junction in Honiton. The two reasons for emergency vehicles only at the Old Elm Road/Hayne Lane junction in planning application 85/P1371 were</p>	<p>Baker Estates (Mr Tom Biddle)</p>	<p>Land West of Hayne Lane, Gittisham Proposed erection of 240 no. residential dwellings and associated parking, garages, roads, drainage and landscape</p>

the inadequacy of Hayne Lane to accommodate additional traffic' which will no longer apply when the current improvement to the lower part of Hayne Lane is completed and 'highway dangers and hazards at the junction of Hayne Lane and the A30' which has not been applicable for several years as Hayne Lane no longer has a junction with the A30.

The committee was told that according to Devon County Council the emergency vehicles only junction of Hayne Lane and Old Elm Road is the only one of its type in Devon.

The preferred route favoured by Gittisham Parish Council via the Heathpark Industrial Estate will become even more difficult when the new District Council offices are opened and means that two Gittisham housing estates on either side of Hayne Lane will have no conventional vehicular link to one another and in the case of the Gittisham Vale estate no direct link to the remainder of Gittisham other than by a considerable detour over roads in Honiton. It is suggested that the improvement in air quality could be reversed by this additional traffic. Honiton residents in and adjoining Exeter Road have to contend with difficult traffic conditions on a daily basis now before any of the houses west of Hayne Lane or at Ottery Moor Lane are occupied.

Honiton Town Council supports a pedestrian route to Gittisham Village however the obvious route within the development, the former alignment of Hodges Lane which leads towards the village has mostly not been perpetuated in the layout either by a new road or walkway/cycleway. A continuation over third party land would in the future provide a link between the village and the planned employment land and new railway station.

It is believed that this barely sustainable development has potentially much greater long term adverse infrastructure effects on Honiton than it does on Gittisham.

17/2795/FUL The Town Council unanimously supports this application	<p style="text-align: center;">715</p> Mr G McCollum	1 West View Terrace, Dowell Street, Honiton, EX14 1LY Construction of single storey side and rear extension
--	--	--

17/157 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. 17/1932/ADV – 13A New Street, Honiton – 1 no. non-illuminated A frame advertisement board – granted
 - b. 17/2152/FUL – 40A High Street, Honiton – change of use of first floor commercial unit from D1 dental surgery to mixed use A2/B1 (financial and professional services/office); partial reconfiguration of sanitary accommodation – granted
 - c. 17/2153/LBC – 40A High Street, Honiton – reconfiguration of sanitary facilities on first floor (removal of 1-2 toilets and installation of shower cubicle - granted
- These items were noted

Other Correspondence

- a. East Devon District Council - Peter Betteridge, 115 High Street, Honiton – new illuminated sign on listed building – advice that an initial assessment of this case has been undertaken.
 - b. 17/2473/MOUT - Land at High Street (former Foundry Yard) High Street – comments from a member of the public regarding this application
- Item a. This item was noted
Item b. This item was read out by the Chairman and noted

Late Correspondence

Decision Notices

- a. 17/2633/FUL – 14 Courtenay, Honiton – construction of single storey side extension - granted
- This item was noted

Other Correspondence

- a. 17/2423/FUL – 18 New Street, Honiton – comments from a member of the public regarding this application
- This item was read out by the Clerk and it was agreed that the Chairman should look into this matter further

17/158 To close the meeting

The Chairman closed the meeting at 20.30pm

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST