

**Honiton Town Council**

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Thursday 12th January 2017 at 2.30pm.

**Members present****St Michael's Ward**

Cllr Jill McNally  
Cllr John Zarczynski

**St Paul's Ward**

Cllr Roy Coombs (Chairman)  
Cllr Vera Howard

**In Attendance**

Mr Ian Baker  
Mr Graham Hutton  
Mr Tom Bill  
Mr Steve Jolley  
Chetna Jones – Town Clerk  
Sarah Jenkins – Deputy Town Clerk

**17/08 To accept apologies for absence**

Cllr Ashley Delasalle (P)

**17/09 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations**

None received.

**17/10 To receive a presentation from Baker Estates regarding detailed proposals for the first phase of development at land west of Hayne Lane, Gittisham**

Mr Baker introduced Baker Estates Limited. A copy of the consultation leaflet setting out draft proposals was circulated. It is anticipated that a reserved matters application will be submitted to the Local Planning Authority in March.

In response to discussion and questions the following points were noted:

- Proposals are at a very early stage and development will be in line with the existing S.106 agreement
- Planning consent does not allow for the opening of Old Elm Road
- Prices of homes are expected to start at approximately £180,000 and the development will comprise traditional family homes
- A pedestrian link with Gittisham village will be considered, but will be dependent on permission from landowners
- Consideration will be given to maintaining the line of the historic Hodges Lane which runs through the development site
- Consideration will also be given to reflecting the location of the site within Gittisham Parish when naming the development. A meeting is due to be arranged with Gittisham Parish Council
- It is anticipated that a management company will be set up to maintain open spaces, including allotments
- Conveyancing of land will be undertaken with diligence to avoid uncertainty regarding land ownership in the future
- The landscape visual impact assessment will ensure that there is no detrimental visual impact on the neighbouring AONBs

*Cllr Zarczynski left the meeting at 3.35pm*

- Off-site highway improvements have been agreed and it was agreed that it would be desirable for the town bus to serve the site in the interests of sustainability

The Chairman thanked Baker Estates for attending the meeting and for their presentation.

**17/11 To close the meeting**

The meeting closed at 3.45pm.

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**Signed Chairman**

**24<sup>th</sup> January 2017**