

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 21st August 2018 at 7pm.

Members present

St Michael's Ward

Cllr Jill McNally
Cllr J Zarczynski
Cllr N Macve

St Paul's Ward

Cllr R Coombs (Chairman)
Cllr V Howard
Cllr T Darrant
Cllr D Sheridan-Shaw

In Attendance

Heloise Marlow (Deputy Town Clerk)
5 members of the public

18/88 To accept apologies for absence

None received.

18/89 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr Sheridan-Shaw – 18/1706/OUT – The Cedars, Exeter Road, Honiton, EX14 1AN. Erection of two detached bungalows fronting onto Rookwood Close, Honiton. Acquainted with the applicant – personal.

18/90 To confirm the minutes of the Planning Committee meeting held on 7th August 2018

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

18/91 To consider the following applications, 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.

18/1706/OUT	Mr. Michael Huxtable	The Cedars, Exeter Road, Honiton, EX14 1AN. Erection of two detached bungalows fronting onto Rookwood Close, Honiton.
<p><i>The meeting went out of session at 7.11pm to allow the applicant to speak.</i></p> <p><i>The meeting went back into session at 7.16pm.</i></p> <p>Cllr Howard proposed to support the application, seconded by Cllr Darrant. The proposal failed by 4 votes to 3.</p> <p>Cllr Zarczynski proposed to object to the application, seconded by Cllr McNally for the following reasons:</p>		

- The proposal would be overdevelopment of the site.
- The proposal would adversely affect the amenity of neighbouring properties.
- The proposed access via Rookwood Close was inadequate.

The proposal to object for the above reasons was carried by 4 votes to 3.

(4 letters of objection were received)

18/1774/FUL	Mr. Matt Capps	Honiton Retail Park, Reme Drive, Heathpark Industrial Estate, Honiton. Change of use of subdivision of: Unit 1 restricted retail (A1 use class) to Unit 1b (restricted retail & bulky goods) and Unit 1c (restricted retail & bulky goods, or Class B8 storage & distribution); and Unit 2 Country Store restricted retail to Unit 2a (restricted retail & bulky goods; or Class B8 storage and distribution) and Unit 2b (restricted retail & bulky goods); and associated alterations to elevations.
Unanimous support		
18/1795/FUL	Mr. James Yarrow	Land rear of 155 High Street, Honiton, EX14 1LJ. Erection of 2no. 2 storey dwellings with associated parking/garden space.
Members unanimously objected to the application for the following reasons: <ul style="list-style-type: none"> • The proposal was overdevelopment of the site. • The proposed design of the houses would dominate neighbouring properties leading to a loss of privacy and light. • The proposed houses would adversely impact on neighbouring properties. • Members objected to the demolition in part of the stone wall to create a pedestrian access. • Members objected to the loss of the conifer (T6) and questioned whether the site was large enough to sustain a replacement tree of a similar size. • Members felt that the proposed pedestrian access would adversely affect the amenity of the residents of unit 1. 		

- Members had concerns about the effect the development would have on the existing trees on the site and on a Sycamore located adjacent to the site.

(2 letters of objection were received)

Members unanimously requested that the Deputy Clerk contact the Tree Office at EDDC to request that a TPO be made in respect of trees labelled T5 and T6 by the applicant, the copper beech on the site and the sycamore adjacent to the site.

18/92 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

- 18/1143/FUL – 2 Beech Close, Honiton. Raising of roof ridge, hip to gable extension and construction of dormer window. Approved.
- 18/1228/FUL – Barn Mews, King Street, Honiton, EX14 1AB. Conversion of existing house into 4no. flats and re-building of existing barn in the back garden to create 3no. flats. Approved.
- 18/1342/FUL – 4 Northcote Lane, Honiton, EX13 1NL. Construction of two storey front extension. Approved.
- 18/1473/FUL – 1 Lee Close, Honiton, EX14 1NS. Construction of new dwelling adjacent to 1 Lee Close. Refused.
- 17/0857/FUL – 134 High Street, Honiton, EX14 1JP. Replacement of 3 no. first floor windows to front elevation. Approved.
- DCC/4059/2018 – Honiton County Primary School, Clapper Lane, Honiton, EX14 1QF. Construction of a new single storey foundation stage unit building with associated external works. Approved.

These items were noted.

18/93 To close the meeting

The Chairman closed the meeting at 20.25pm

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