

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 22nd May 2018 at 7pm.

Members present

St Michael's Ward

Cllr N Macve

St Paul's Ward

Cllr R Coombs (Chairman)

Cllr T Darrant

Cllr V Howard

In Attendance

Heloise Marlow (Deputy Town Clerk)

3 members of the public

18/46 To accept apologies for absence

Cllr J Zarczynski (personal reasons)

Cllr J McNally (personal reasons)

18/47 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr Darrant – 18/0619/ADV and 18/0872/LBC – Peter Betteridge, 115 High Street, Honiton, EX14 1HS. Acquainted with the applicant – personal.

18/48 To confirm the minutes of the Planning Committee meeting held on 8th May 2018

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

18/49 Reports

- i) Public Footpath claims – [Update from the Chairman](#)

It was agreed to bring this item forward so that two members of the public who were attending the meeting in relation to this item could be given the opportunity to speak.

Cllr Coombs presented his update report further to the report which had been presented at the planning meeting on the 3rd April. In addition to the 5 paths listed in that report, Cllr Coombs had identified 3 further footpaths which he wished to add to the paths which he considers should be public footpaths.

These were as follows:

- A35T Kings Road to Pine Grove
- A35T Axminster Road to Springfield Road
- Millhead Road to Highfield

Cllr Coombs suggested that by submitting all 8 claims together, this would lead to more publicity about the claims for those who support or object to the claims. As regards the Whitmore Way path he would wish to include the grassed areas also used by the public

even though these are privately owned. The claims could also include the Biddington Play area which is not being maintained by East Devon District Council.

The meeting went out of session at 19.22pm

In respect of the Whitmore Way path one member of the public had received a letter from the developer clarifying what was adopted land. Cllr Coombs confirmed that he had a copy of this letter. The path is also used by users of disability scooters as a link between Sidmouth Road and Whitmore Way. This adds weight to the public use argument and there are no notices in place

The meeting back into session at 19.28pm

It was **RESOLVED** unanimously to support progressing all 8 claims. Proposed by Cllr Howard and seconded by Cllr Darrant.

18/50 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.

18/0315/FUL	Mr. Darren Peek	33A Monkton Road, Honiton, EX14 1PZ. Retention of 1.5m timber fence to north boundary. <i>Amended plans received showing reposition of fence and inclusion of boundary planting.</i>
<p>Members continue to object to the application. The amendments proposed did not alter the committee's views as follows:</p> <ul style="list-style-type: none"> • The fence had a dominating effect on the street scene and neighbouring properties. • The fence was too high in view of its prominent position. • Members did not support the close boarded materials used. <p>Note: Members were of the view that a 1m post and rail fence would be acceptable. Members had concerns regarding the new planting proposed under the canopy of the existing ash tree to be retained and queried whether this was good practice. (3 for, 1 against and 1 abstention)</p> <p>The amendments proposed had not taken into account the objections raised by the Town Council previously and proposed additional planting under the canopy of the existing ash tree. Members voted as follows: 2 for, 1 against and 1 abstention.</p>		
18/0619/ADV	Mr. David Fletcher	Peter Betteridge 115 High Street Honiton EX14 1HS 1 no. externally illuminated fascia sign; 2 no. externally illuminated hanging signs.

Further to a discussion by Members and having given the applicant the opportunity to speak on the application this item was deferred to the next meeting to enable the applicant to provide additional information.		
18/0872/LBC	Mr. David Fletcher	Peter Betteridge 115 High Street Honiton EX14 1HS. New fascia signs and hanging signs on front of building.
Further to a discussion by Members and having given the applicant the opportunity to speak on the application this item was deferred to the next meeting to enable the applicant to provide additional information.		
18/1054/TCA	Mr. C Light	Whitewings King Street Honiton EX14 1AG. T1 – Crown reduction to 1 x Silver Birch tree reducing the crown height to 8 metres above ground level also reducing the crown spread to 6 metres, removing branch lengths of approximately 2 metres making natural target pruning cuts of up to 40mm in diameter thus reducing the lever arm of all branches retaining the tree. Alleviating any concerns of branches overhanging neighbours garden and the actual spread of this tree and shading which in turn will allow increased light into the greenhouse below.
Unanimous support.		

18/51 Notification of installation of telecommunication equipment
Members to note the following works are to be carried out:

Harlequin Group Old Elm Road, 12 Snowdrop Close, Honiton, EX14 2UH

Members noted the proposed works.

18/52 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) 17/2473/MOUT. 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). Refused.
- b) 18/0130/FUL. Orchard House, Duchy Road, Heathpark Industrial Estate, Honiton, EX14 1YD. Installation of 2 no. pressure car washing bays plus 6 no. customer parking bays. Approved.
- c) 18/0023/FUL. Land rear of St Johns Close, High Street, Honiton. Demolition of garden shed and construction of a dwelling. Withdrawn.
- d) 18/0821/FUL. 30 Willow Walk, Honiton, EX14 2FX. Extension over garage. Approved.
- e) 17/2320/FUL. Land adjacent to 57 Millhead Road, Honiton. Appeal decision. Erection of new 3 bedroomed 2 storey detached dwelling with 2 parking spaces. Refused.

Item a) The Chairman reported that the EDDC planning officer's report advised that they did not support the Town Council's request that a public riverside walk be created through the development as the site does not extend to the extent of the full frontage and the river is in a channel and links cannot be provided to the existing walkways to the north (across High Street) or to the south. Not only does the report make no mention of the applicant's proposal for pocket parks it incorrectly refers to existing walkways to the north across the High Street and an existing walkway to the south, when no such existing walkways exist.

The Chairman proposed that the Deputy Town Clerk discuss the matter further with the planning officer at EDDC to explain further Honiton Town Council's position and this was unanimously agreed.

These items were noted.

Other correspondence

East Devon District Council – advice of Tree Preservation Order 18/0049/TPO made in respect of land at 4 Glenview, Honiton.

The Deputy Clerk advised that this TPO replaced an old order that had been incorrectly served.

The item was noted.

18/53 Reports

- ii) River Gissage walks – Update from the Chairman

Cllr Coombs presented his update report further to the report which had been presented at the planning meeting on the 3rd April. With regards to 17/2473/MOUT. Land at High

Street (former Foundry Yard), High Street, Honiton, EX14 1JZ Cllr Coombs reported that the EDDC planning officer's report advised that they did not support the Town Council's request that a public riverside walk be created through the development. The report makes no mention of the applicant's proposal to provide via the retained old railway bridge and the proposed pocket park and car park a riverside walk and in error states that there are existing walkways to the north (across High Street) and to the south, when there are no such existing walkways.

The Chairman proposed that the Deputy Town Clerk discuss the matter further with the planning officer at EDDC to explain further Honiton Town Council's position and this was unanimously agreed. He has also spoken with owner of the land south of King Street. He advised that he was sympathetic to the provision of riverside walk access. The site is currently the subject of enforcement action in relation to their use as a car park. Cllr Coombs has also spoken with the Environment Agency in respect of the land at Oaklea. They have provided various land registry documents and the matter will need to involve the owners of 207 High Street.

Cllr Darrant left the meeting at 8.30pm

Cllr Coombs confirmed that he would be taken this item to Full Council in June for the matter to be progressed by officers as the provision of riverside walks had been a long-term aspiration of the Council.

18/54 To close the meeting

The Chairman closed the meeting at 20.45pm

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