

## Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 23rd January 2018 at 8.05pm.

### Members present

#### St Michael's Ward

Cllr J McNally  
Cllr J Zarczynski

#### St Paul's Ward

Cllr R Coombs (Chairman)  
Cllr T Darrant  
Cllr V Howard

### In Attendance

Representatives from Baker Estates  
Heloise Marlow (Deputy Town Clerk)  
Carolyn Bowles (Town Clerk's Assistant)

### 18/07 To accept apologies for absence

None received

### 18/08 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

None received

### 18/09 To confirm the minutes of the Planning Committee meeting held on 9<sup>th</sup> January 2018

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

### 18/10 Presentation by representatives of Baker Estates regarding planning application 17/2690/MRES – Land West of Hayne Lane, Gittisham -proposed erection of 240 no. residential dwellings and associated parking, garages, roads, drainage and landscaping

Two representatives spoke in response to the Town Council's comment in respect of the above application dated 11<sup>th</sup> December 2017. The representatives advised that they wished to clarify that the proposal was for 300 houses as originally submitted and not for 325 houses. They also confirmed that there would be 40% affordable housing and that as such the application did conform to the outline planning application. In view of the above would HTC either withdraw or amend their objection to the application.

Questions and discussions followed which included consideration of additional issues raised by HTC in their comment. The representatives from Baker Estates acknowledged those comments but advised that they were not within the remit of the reserved matters application before the Council.

The Baker Estates representatives left the meeting at 8.23pm.

### 18/11 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.

17/2351/FUL (amended plans)	Mr. Stainton Reid	Diamond House, Reme Drive, Heathpark Industrial Estate, Honiton, EX14 1SE <b>Single storey extension to existing industrial unit</b> <i>Proposed removal of existing oak at rear of site and addition of replacement tree planting on site frontage</i>
<p>Members were unable to support the application for the following reasons: The amendments to the proposal had the effect of altering the Committee's previous views:</p> <ul style="list-style-type: none"> <li>• The proposed loss of the oak tree was unnecessary and not supported by the applicant's own tree report.</li> <li>• Members would prefer to see the wall of the extension nearest to the railway set back slightly to avoid encroaching on the root protection area of the tree.</li> </ul>		
17/2416/FUL	JD Wetherspoon PLC	The Star Inn, New Street, Honiton, EX14 1BS <b>Proposed additional doors and steps to rear garden</b>
Unanimous support		
17/2417/LBC	JD Wetherspoon PLC	The Star Inn, New Street, Honiton, EX14 1BS <b>Proposed additional doors and steps to rear garden</b>
Unanimous support subject to the agreement of the Conservation Officer.		
17/2517/FUL	Mr. Jonathan Partridge	20 Joslin Road, Honiton, EX14 1RH <b>Creation of new vehicular access to provide off road parking in rear garden</b>
<p>Members were unanimously unable to support the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed access from an A road was considered inadequate and dangerous.</li> <li>• The proposal included the removal of trees which members did not support and did not provide sufficient information regarding the protection of the existing Cherry tree and other retained trees or a landscaping plan in respect of replanting in lieu of removed trees, as requested by the Arboricultural Officer.</li> <li>• Sufficient on road parking was already available for the applicant's needs.</li> </ul>		
17/2652/LBC	Miss Emily King	3 Dolphin Court, High Street, Honiton, EX14 1HT <b>Create 2m opening in internal wall</b>
<p>Unanimous support subject to the agreement of the Conservation Officer. Note: Members queried the disparity between the location plan submitted for the purposes of this application and the location plan submitted with the previous change of use application and it was agreed that the Deputy Town Clerk would clarify this with the planning department at East Devon District Council.</p>		

18/0023/FUL	Mr. G Britton	Land rear of St Johns Close, High Street, Honiton Demolition of garden shed and construction of a dwelling
<p>Members were unanimously unable to support the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed design would have an overbearing effect on neighbouring properties.</li> <li>• The proposed design was out of keeping with the character of the area and was contrary to the policy of local design and distinctiveness.</li> <li>• The proposed design was contrary to Policy ENV10 it did not preserve or enhance the appearance and character of the Conservation area.</li> <li>• The proposed access from Clapper Lane was considered inadequate and unable to sustain the additional traffic movements which would be caused by the development.</li> </ul> <p>Note: It was the view of Members that there was no pedestrian access to and from the High Street as the footpath to St John Close was a private road.</p> <p>(1 letter of objection was received)</p>		
17/2387/ADV	Miss Harriet Spence	Council Offices, New Street, Honiton, Ex14 1EY Display 4 no. non-illuminated fascia signs
<p>Members unanimously RESOLVED to amend their decision as follows:</p> <p>1) That the fascia signs labeled 1,2 and 3 be APPROVED. 2) That the fascia sign labeled 4 be REFUSED for the following reasons:</p> <p>The large fascia advertisement depicted on plan 4A is considered to be harmful to the appearance of the former church and to the conservation area due to its scale and its elevated position on the building which results in a prominent and over-dominant appearance, which contrasts with the more subdued advertisement aesthetic used in the locality. The advertisement would therefore conflict with policy D4 (Applications for display of advertisements) of the East Devon Local Plan 2013 – 2033 and the advice contained in the Honiton Town Council Design Statement &amp; Policies for Fascia Boards and Hanging Signs (Guidance Notes/February 2009).</p>		

**18/12 To note planning decisions, copy letters and correspondence received and to resolve any matters arising (late correspondence to be tabled at the meeting)**

**This item was deferred to the next meeting.**

**Other Correspondence**

**This item was deferred to the next meeting.**

**18/13 To close the meeting**

The Chairman closed the meeting at 21.45pm

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