

## Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 6<sup>th</sup> February 2018 at 7pm.

### Members present

#### St Michael's Ward

None

#### St Paul's Ward

Cllr R Coombs (Chairman)

Cllr T Darrant

Cllr V Howard

### In Attendance

Amy Roberts from Bell Cornwall and John Brittan from Homes England

Heloise Marlow (Deputy Town Clerk)

Cllr N Macve

### 18/14 To accept apologies for absence

Cllr J Zarczynski (previous engagement)

Cllr J McNally (personal reasons)

### 18/15 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

None received

### 18/16 To confirm the minutes of the Planning Committee meeting held on 23rd January 2018

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

### 18/17 Presentation by representatives of Homes England regarding planning application 17/2473/MOUT – land at former Foundry Yard, Honiton - 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)

Amy Roberts and John Britton spoke in response to the Town Council's comment in respect of the above application dated 12<sup>th</sup> January 2018. They made the following points:

- The application was an outline application only and as such the revised layout submitted was indicative. However, they have tried to incorporate the views of the town council by removing one unit and opening up the site as much as possible to public access.
- It has been agreed with Devon County Council that the access from King Street will be for entry only and they are working closely with the County Archaeologist regarding under ground investigations. As this is an outline application, this will probably be dealt with by way of a condition.
- In respect of riverside walks, the new indicative layout does provide access to pedestrians and cyclists and they have included the pocket parks shown.
- As regards possible CIL/S106 funding to finish the section of riverside walk

between King Street and the Steamers Meadows Public Open Space, a CIL form would be submitted at the reserved matters stage of the application but it would be for EDDC to decide how the money would be spent.

- The site was bought from the previous owner with no development restrictions.
- The site was suitable for residential development due to its close proximity to the centre of Honiton and will provide high quality housing which will meet local needs.
- The application is for 30 dwellings with 57 car parking spaces.

Members responded with the following comments:

- The Town Council's aim is to provide access throughout the town to the river. Members asked whether sign posted access through the pocket parks and the car park could be provided and were advised that this could be looked at the reserved matters stage of the application.
- Access to the riverside walks would be requested on all applications.
- There were concerns as to the loss of employment land. Reference was made to the Economic Development Officer's comment dated 29<sup>th</sup> January 2018 and in particular the reference that the previous owner of the site was given permission to relocate onto a green field site on the basis that the application site would be retained as employment land.
- Available office space in Honiton is very limited.
- There are concerns that the development will exacerbate existing car parking issues.

A request was made by Mr Britton as to whether in the light of the further information provided the Planning Committee would be prepared to review its consultee comment not to support the application. Members agreed to review the matter at their next meeting.

Amy Roberts and John Britton left the meeting at 7.40pm.

**18/18 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.

17/2690/MRES (adjoining parish -amended plans)	Baker Estates (Mr Tom Biddle)	Land West of Hayne Lane, Gittisham Proposed erection of 240 no. residential dwellings and associated parking, garages, road, drainage and landscape. <i>Amended plans received relating to changes to landscaping, drainage proposals, plot boundary treatments, tree adoption, bin collection areas, allotment specification.</i>
--	-------------------------------	--

<p>Members supported the amendment which would open up the access to Hodges Lane Bridge. Members were unable to comment on the remainder of the amendments but expressed concern that the number of allotments specified were still insufficient and would exacerbate the lack of provision of allotments in the area.</p> <p>Note: Members reiterated unanimously their request that Old Elm Road should be opened up to non-emergency vehicles.</p>		
18/0173/FUL	Mr & Mrs I & J Haskings	33 Lilley Walk, Honiton, EX14 2EA Construction of two storey side extension
Unanimous support		

**18/19 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. 17/2771/FUL – Honiton Community College, School Lane, Honiton – 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 – approval with conditions
- b. 17/2345/ADV – 1-2 Lace Walk, Honiton – 3 no. fascia signs and 1 no. illuminated hanging sign – refused
- c. 17/2949/FUL – 14 Ashleigh Road, Honiton – proposed porch, re-roofing of the existing conservatory and single storey side extension – approval with conditions
- d. 17/2387/ADV – Council Offices, New Street, Honiton – display 4 no. non illuminated fascia signs – split decision
- e. 17/2351/FUL – Diamond House, Reme Drive, Heathpark Industrial Estate, Honiton – single storey extension to existing industrial unit – approval with conditions
- f. 17/2979/TCA – 231 High Street, Honiton – amended works Tree 1, Beech: Fell – approved
- g. 17/2579/FUL – Honiton Garage, Turks Head Lane, Honiton – retention of workshop and associated parking, 2 no portacabins and 2 no. containers – approval with conditions
- h. 17/2386/FUL – Council Offices, New Street, Honiton – retention of 2 no. doors and 3 no. windows on west and east elevation – approved
- i. 17/2833/LBC – April Cottage, Exeter Road, Honiton – re-roofing – approval with conditions
- j. 17/2938/FUL – 59 Millers Way, Honiton – construction of single and two storey side extensions and installation of external cladding – approval with conditions
- k. 17/2994/FUL – 29 Buttery Road, Honiton – proposed single storey extension to rear elevation to replace existing conservatory – approved

**These items were noted.**

**Other Correspondence**

- a. East Devon District Council – notification of tree works (removal of fallen tree)

considered an exception to TPO 92/0015 – Linhay Close, Honiton

b. East Devon District Council – Notification of Tree Preservation Order 18/0003/TPO – trees on land between Tesco and Whitmore Way, Honiton

c. Diocese of Exeter – draft proposal – the church of Honiton St Michael, being a chapel of ease in the parish of Honiton with Monkton, shall be closed for regular public worship

d. Devon Highways – temporary prohibition of through traffic and parking - Stoney Lane and Honiton Bottom Road, Honiton – Tuesday 13<sup>th</sup> February - Wednesday 14<sup>th</sup> February – to enable patching/additional work

e. East Devon District Council - advice of Tree Preservation Order 18/0010/TPO made in respect of Land at Meadow View Chapel, King Street, Honiton

f. East Devon District Council - advice of Tree Preservation Order 17/0157/TPO made in respect of Land at Holyshute Lodge, Eddystone and 16 The Chase, Honiton

g. East Devon District Council - advice of Tree Preservation Order 17/0160/TPO made in respect of Land at 24 to 32 Hill Crescent and 56 and 62 Pine Park Road, Honiton

h. 17/2416/FUL – The Star Inn, New Street, Honiton – letter from a member of the public regarding this application

**Item c – it was agreed that this item should be considered at Full Council and the Deputy Town Clerk would advise the Town Clerk accordingly.**

**Item h – it was agreed that the Deputy Town Clerk would respond to the letter advising that the application had already been considered at an earlier meeting and that the consultee response had been sent to EDDC who would make the final decision.**

**All other items were noted.**

**18/20 To close the meeting**

The Chairman closed the meeting at 20.35pm

**COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST**