

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 6th March 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 T Darrant

In Attendance

Heloise Marlow (Deputy Town Clerk)

18/27 To accept apologies for absence

Cllr V Howard (personal reasons)

Cllr Coombs welcomed Cllr MacVe as a new member of the planning committee.

18/28 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr J Zarczynski– 18/0315/FUL – 33A Monkton Road, Honiton, EX14 1PZ. Acquainted with the applicant – personal.

18/29 To confirm the minutes of the Planning Committee meeting held on 20th February 2018

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

18/30 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.

17/2473/MOUT	Homes England	<p>Land at High Street (former Foundry Yard), High Street, Honiton, EX14 1JZ.</p> <p>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).</p>
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Members were unable to support the application for the following reasons:
The amendments to the proposal were not considered sufficient enough to alter the Committee's previous views:

- Members appreciated the proposed increased access to sections of a public riverside walk but felt that insufficient commitment to this had been provided by the applicant.
- Members reiterated their view that there was no need for housing to be provided on this site as Honiton now had other housing developments approved.
- Members supported the Economic Development Officer's comment that the site should be retained as employment land.
- Members reiterated their concerns regarding traffic management of the site. The proposal for the King Street access to be an entry only access would exacerbate the amount of traffic exiting onto Exeter Road. If this proposed access was approved, Members would wish Mill Street to be one-way only to provide a circular route for traffic.
- Alternatively, to the above, Members would still support a public car park on the site.
- Members continued to have concerns in respect of the impact the development would have on heritage assets and their preservation.

(4 for and 1 against)

<p>18/0137/TRE</p>	<p>Mr Jason Cross</p>	<p>Tesco Honiton Store, Battishorne Way, Honiton, EX14 2XD. Revised application for Tesco Honiton further to site meeting with David Lomas from EDDC. G1 – To the rear of No 9. Ware Court – fell 1 x young Field maple, fell 1 x Young Goat willow, reduce 1 x Hawthorne behind garage. G2 – To side of No. 7 Ware Court – fell 2 x Pine leaving best specimen, fell 3 x cherry inc. one by fence. G3 – To cut 1m wide ransom strip along Tesco's side of the boundary fence from road to the rear of No.9 Ware Court including removal of various young self-set Field Maple, Goat willow and Sycamore.</p>
<p>Members were unable to comment on the application.</p>		

18/0315/FUL	Mr Darren Peek	33A Monkton Road, Honiton, EX14 1PZ. Retention of 1.5m timber fence to north boundary.
<p>Members were unable to support the application for the following reasons:</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>		

18/31 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

17/2173/COU – 7 Dolphin Court, High Street, Honiton, EX14 1HT – Conversion of first floor office into 6 no. residential flats – Refused.

18/0173/FUL – 33 Lilley Walk, Honiton, EX14 2EA – Construction of two storey side extension – Approval with conditions.

18/0016/TCA – 55 High Street, Honiton, EX14 1PW – Amended – G1 group of fruit trees – de ivy, prune and shape because they have been let go and are creating excessive shading. T3 cherry – tree has failed at base so remove. Approval.

17/2690/MRES – Land West of Hayne Lane, Gittisham – Proposed erection of 240 no. residential dwellings and associated parking, garages, roads, drainage and landscape – Approval with conditions.

17/2416/FUL – The Star Inn, New Street, Honiton, EX14 1BS – Proposed additional doors and steps to rear garden – Approval with conditions.

17/2417/LBC – The Star Inn, New Street, Honiton, EX14 1BS – Proposed additional doors and steps to rear garden – Approval with conditions.

18/0016/TCA – The Deputy Clerk advised that the application had been amended prior to approval being granted with the T2 Monterey Cypress removed from the application.

These items were noted.

Other items

- a) East Devon District Council - advice of decision not to confirm the Tree Preservation Order 17/0109/TPO at Land at Meadow View Chapel, King Street, Honiton, EX14 1AD.
- b) East Devon District Council – advice of Tree Preservation Order 17/0086/TPO made in respect of land at 5 The Pine, 3 and 4 Glenview and 23 Pine Park Road, Honiton.
- c) East Devon District Council – advice of Tree Preservation Order 17/0087/TPO made in respect of land to the rear of 11 and 12 Lilley Walk and 21 Church Hill, Honiton.

- d) East Devon District Council – Appeal notice in respect of 17/2320/FUL 57
Millhead Road, Honiton, EX14 1RD – Construction of 3 bedroomed detached dwelling and associated work.

These items were noted.

18/32 To close the meeting

The Chairman closed the meeting at 20.20pm

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