

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday, 8th May 2018 at 7pm.

Members present

St Michael's Ward

Cllr Jill McNally
Cllr N Macve
Cllr J Zarczynski

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
Callum Lawton (Midweek Herald)

18/40 To accept apologies for absence

None received

18/41 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr Darrant – The Lacemakers Café and Pearl Nails, 46 High Street, Honiton, EX14 1PJ. Acquainted with the applicant – personal.

18/42 To confirm the minutes of the Planning Committee meeting held on 3rd April 2018

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

18/43 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.

The Chairman took the meeting in and out of session at various times to allow members of the public to speak on some of the applications.

17/1481/MRES	Containerspace Limited	<p>Land off Clapper Lane (formerly Allotments) Honiton.</p> <p>Construction of 10 no. dwellings and relocation of allotment gardens (reserved matters pursuant to outline consent 13/2508/MOUT seeking determination of appearance, landscaping, layout and scale). <i>Amended plans received relating to layout, landscaping, scale and appearance.</i></p>
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Members continue to object unanimously to the application. The amendments proposed did not alter the committee's views as follows:

- The site is unsuitable for housing and should not be developed as such.
- The proposed development provides insufficient parking spaces for the proposed residents and allotment holders.
- The proposed access was inadequate and was dangerous to pedestrians and vehicle users.
- The development will lead to an increase in vehicles using a very narrow lane.
- The development would lead to a loss of open green space and allotments and will lead to a loss of wildlife and the destruction of their habitat.
- The proposed design was out of keeping with the character of the area and against the policy of Local Design and Distinctiveness
- The proposed development would be overdevelopment of the site.
- As the allotment authority Honiton Town Council objects to the loss of allotments as proposed by the application. The proposed replacement allotments are smaller than the existing protected allotments. The applicant has not provided any justification for the loss of allotment land despite a request to provide such justification and as such the application does not comply with policies RC3 of the East Devon Local Plan which states that "Permission will not be granted for proposals involving the loss of allotments for other development unless there is insufficient demand for allotment use or appropriate alternative sites can be provided."
- Honiton Town Council currently has a waiting list for allotments and as such the applicant cannot say that there is insufficient demand. The alternative site provided by the applicant is not appropriate as it is much smaller than the existing protected allotment site.
- The existing allotments have been allowed to become uncultivated in breach of planning condition 2 of planning grant 13/2508/MOUT and the Local Government Planning and Land Act 1980 and the Local Government and Planning (Amendment) Act 1981.

(1 letter of objection received)

18/0528/LBC	Spritehill Limited	The Lacemakers Café and Pearl Nails, 46 High Street, Honiton, EX14 1PJ. Replace 9no. windows on rear (South East) elevation and 3 no. windows on side (South West) elevation.
Support subject to the agreement of the Conservation Officer. (1 abstention)		
18/0785/FUL	Mr James Yarrow	155 High Street, Honiton, EX14 1LJ. Erection of 2no. 2 storey dwellings with associated

		parking/garden space.
<p>Members unanimously objected to the application for the following reasons:</p> <ul style="list-style-type: none"> • The proposal was considered to be overdevelopment of the site. • The proposed design of the houses would dominate neighbouring properties leading to 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. 		
18/0821/FUL	Mr and Mrs S Pratt	30 Willow Walk, Honiton, EX14 2FX. Extension over garage.
Unanimous Support		
18/0825/FUL	Mr Stuart Selway	Sydcroft, Sidmouth Road, Honiton, EX14 1BE Construction of two storey and single storey extensions.
Unanimous Support		
18/0885/FUL	Mr & Mrs G and Mr M Wilmot	Land Adjacent The Old Pavillion, Cuckoo Down Lane, Honiton. Construction of art studio and use of adjacent land for camping.
<p>Unanimous Support subject to the following conditions:</p> <ul style="list-style-type: none"> • Parking and camping to be restricted to users of the art studio and course attendees. • Any motorhomes to be kept in the car park. • Only tents to be allowed in the camping field. <p>Note: Members also suggested that due to the nature of the access via Cuckoo Down Lane, that any signage to the site direct traffic from the A35 and down Tower Road.</p> <p>(1 letter of objection received)</p>		

	Harlequin Group	4 High Street, Honiton, EX14 1PU. Installation of electronic communications apparatus.
Members noted the proposed works.		
	Harlequin Group	Church Hill, Opp 13 Church Hill, Honiton, EX14 2DB. Installation of electronic communications apparatus.
Members noted the proposed works.		

18/44 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

18/0229/CPE – Middle Hill House, Church Hill, Honiton, EX14 9TE. Certificate of Lawfulness for the established use of a detached garage as an independent residential dwelling. Approved.

18/0436/PDO – Myrtle Villa, King Street, Honiton. Prior approval of proposed change of use of office (B1a) to residential use (C3). Decided – prior approval not required.

18/0490/FUL – Woodhills, Exeter Road, Honiton, EX14 1AT. Construction of a single-storey front extension. Approved.

18/0557/TRE – Gittisham Hill House, Sidmouth Road, Honiton, EX14 3TY. T34 – Oak: Fell. G37 – Scots Pine: Reduce lateral growth by up to 1 metre on over extended growth. T14 – Oak: Reduce by up to 2m as part of retrenchment plan. T15 – Oak: Reduce height and spread by 2 metres to reduce wind load. T16 – Sweet Chestnut: 3 metre height reduction and reshape to reduce wind loading. T22 – Sweet Chestnut: Fell, Beech: T21, T25, T26 & T27, Fell. Approved

These items were noted.

Other correspondence

- a) Notification of a street trading application – Graeme James T/A The Codfather. Location: Feniton, West Hill x 2, Honiton x 5. Mobile Fish and Chip Van.

Members agreed to support the application (5 for, 1 against)

- b) Notification of amended street trading application – Tracy Semmens. Location: Honiton High Street and layby on A30. Catering Trailer.

Members unanimously agreed to support the application.

18/45 To close the meeting

The Chairman closed the meeting at 21.30pm

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