

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 11th June 2019 at 7pm.

Members present

St Michael's Ward

Cllr J Zarczynski
Cllr N Macve
Cllr J McNally
Cllr D Sheridan-Shaw

St Paul's Ward

Cllr R Coombs (Chairman)
Cllr T Darrant
Cllr V Howard
Cllr C Hattle-Spence

In Attendance

Heloise Marlow (Deputy Town Clerk)
5 Members of the Public

19/59 To accept apologies for absence

None were received.

19/60 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr T Darrant – 19/1065/FUL – Pegasus House, King Street, Honiton. Convert part of the building to 2 x1 bed single storey apartments, demolition of timber/corrugated sheds and construction of 3 x 2 bed houses. Persons – Acquainted with the applicant.

19/61 To confirm the minutes of the Planning Committee meeting held on 28th May 2019.

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

19/62 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.

17/2517/FUL	Mr. Jonathan Partridge	20 Joslin Road Honiton EX14 1RH. Creation of new vehicular access to provide off road parking in rear garden. <i>Amended plans received relating to amended tree information.</i>
Members continue to object to the application. The amended tree information provided did not alter the committee's views as follows: <ul style="list-style-type: none"> • The proposed access from an A road was considered inadequate and dangerous. • The proposal included the removal of trees which members did not support and did not provide sufficient information regarding the protection of the 		

<p>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.</p> <ul style="list-style-type: none"> • Sufficient on road parking was already available for the applicant's needs. 		
19/0439/COU	Mrs. Hatice Oflaz	<p>20 New Street, Honiton, EX14 1EY.</p> <p>Change of use from A2 (professional services) to A3 (restaurant use) including new rear access to serve residential unit and fenestration changes.</p> <p><i>Amended plans received relating to amended site location plan (to include rear access route), internal layout and elevation plans and additional information relating to proposed extraction system. Additional information relating to specification details of proposed extraction equipment.</i></p>
<p>Members RESOLVED to make no comment in respect of the additional information provided. (6 for; 2 against)</p>		
19/0527/FUL	Mr. and Mrs. D & A Wilkinson	<p>32-34 High Street, Honiton, EX14 1PU.</p> <p>Proposed conversion and extension of existing building to create 4 no. dwellings, including the creation of amenity spaces and parking areas to rear, and other external alterations. <i>Amended plans received relating to amendments to clarify land ownerships, correct drawing errors, show trees and show changes to levels on land to south of building.</i></p>
<p>Members unanimously RESOLVED to make no comment in respect of the amended plans received.</p>		

19/0846/FUL	My Support & Care Services (Ms. Lesley Baker)	40A High Street, Honiton, EX14 1PJ. Use of building as mixed use B1 and D1.
Unanimous support		
19/0955/FUL	Mr. Brian Lowles (Specsavers)	121 High Street, Honiton, EX14 1LS. Retention of AC units.
Members unanimously agreed to defer the decision to the Planning Officer.		
19/0956/LBC	Mr. Brian Lowles (Specsavers)	121 High Street, Honiton, EX14 1LS. Store refurbishment work and installation of AC units (part retrospective)
Members unanimously agreed to defer the decision to the Conservation Officer		
19/0962/FUL	Mr. Stuart Selway	Sydcroft, Sidmouth Road, Honiton, EX14 1BE. Construction of two storey and single storey extensions, dormer to rear, and provision of cladding (Revision to 18/0825/FUL).
Support subject to there being no adverse effect on neighbours. (7 for; 1 abstention)		
19/0965/ADV	Mr. Michael Paul Quick	88-90 High Street, Honiton, EX14 1JW. Display of 2no. fascia signs.
<p>Members REFUSED the application for the following reasons:</p> <ul style="list-style-type: none"> • The proposed signage is too large. • The proposed signage dominates the upper storey of the property. • Only one sign should be erected. • The applicant had not provided any detailed information regarding proposed materials. • The proposal for the sign to be made of plastic was inappropriate to the location. 		

<ul style="list-style-type: none"> The proposed signage would have a harmful impact on the street scene, the adjacent listed building and the wider Conservation Area. <p>(6 for; 2 abstentions)</p>		
19/0981/FUL	Specsavers (Mr. Brian Lowles)	Specsavers, 121 High Street, Honiton, EX14 1LS. Retention of remedial work including the demolition of the existing front façade and replacement with new construction to match existing.
Members unanimously agreed to defer the decision to the Planning Officer.		
19/0982/LBC	Specsavers (Mr. Brian Lowles)	Specsavers, 121 High Street, Honiton, EX14 1LS. Retention of remedial work including the demolition of the existing front façade and replacement with new construction.
Members unanimously agreed to defer the decision to the Conservation Officer		
19/1008/FUL	Mr. James Wyatt	Copper Castle, Honiton, EX14 9TG. Addition of castellation to single pitch roof area.
Members unanimously supported the application subject to the agreement of the Conservation Officer.		
19/1009/LBC	Mr. James Wyatt	Copper Castle, Honiton, EX14 9TG. Repair and replacement of existing render; add castellation to single storey pitch roofed area; replacement porch; creation of door; movement of staircase; repair of roof and floor joists.

<p>Members unanimously supported the application subject to the agreement of the Conservation Officer.</p>		
<p>19/1065/FUL</p>	<p>Mr. Dave Vallender</p>	<p>Pegasus House, King Street, Honiton. Convert part of building to 2 x1 bed single storey apartments, demolition of timber/corrugated sheds and construction of 3 x 2 bed houses.</p>
<p>Members OBJECT to the application for reasons of over-development. (4 for; 2 against; 2 abstentions)</p>		
<p>19/1146/LBC</p>	<p>Mr. Lewis Pring</p>	<p>1 Summerland Honiton EX14 1HF. Proposed conversion of existing building (previously converted from single dwelling house) containing three flats into five flats. Addition of rear dormer and alterations to rear stair access and internal alterations for the conversion works.</p>
<p>Members RESOLVED to defer this application to the next meeting to allow the matter to be discussed with the FUL application which had been received after the agenda for this meeting had closed and for the Deputy Clerk to make enquiries of EDDC regarding the allegations that there had not been proper notification of the application and the allegation of tree felling in a Conservation Area. (7 for; 1 abstention)</p> <p>1 member of the public spoke against the application on behalf of the 5 members of the public attending the meeting.</p>		
<p>19/1151/LBC</p>	<p>Mr. Nigel Braithwaite</p>	<p>42 High Street, Honiton, EX14 1PJ. Internal alterations and formation of new entrance door to facilitate subdivision of commercial unit.</p>
<p>Members RESOLVED to defer this application to the next meeting to allow the matter to be discussed with the FUL application which had been received after the agenda for this meeting had closed.</p>		

19/0578/MRES	Taylor Wimpey UK Ltd	Land at Ottery Moor Lane, Honiton Reserved matters application for a residential development of 150 dwellings with appearance, landscaping, layout and scale to be assessed (pursuant to outline consent 14/0557/MOUT).
Members unanimously RESOLVED to authorise the Deputy Clerk to provide EDDC and the Highways Department at Devon County Council with a copy of the report prepared by Cllr Coombs.		

19/63 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 19/0126/FUL – 15 New Street, Honiton, EX14 1HA. Replace existing timber sash windows with white timber framed double glazed sash windows at first floor level on front elevation, and re-roofing with natural slate on front elevation and artificial slate on rear elevation. Approved.
- b) 19/0621/FUL – The Volunteer, 177 High Street, Honiton, EX14 1LQ. Construction of timber shed. Approved.
- a) 19/0901/FUL – Rosemount House, Rosemount Lane, Honiton. Construction of front and rear dormer windows to enable loft conversion. Approved.

Other correspondence

- a) East Devon District Council advice of Tree Preservation Order 18/0118/TPO made in respect of land at 8 Pine Park Road, Honiton.
- b) East Devon District Council advice of Tree Preservation Order 18/0119/TPO made in respect of land at Tesco Honiton Store, Battishorne Way, Honiton.

19/64 To close the meeting

The Chairman closed the meeting at 9.00pm

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST