

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 1st October 2019 at 7pm.

Members present

St Michael's Ward

Cllr N Macve

Cllr J Taylor

St Paul's Ward

Cllr R Coombs (Chairman)

Cllr T Darrant

Cllr C Hattle-Spence

Cllr V Howard

In Attendance

Heloise Marlow (Deputy Town Clerk)

19/102 To accept apologies for absence

Cllr D Sheridan-Shaw (personal reasons)

Cllr J McNally (personal reasons)

Cllr J Zarczynski (personal reasons)

19/103 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

None received

19/104 To confirm the minutes of the Planning Committee meeting held on 17th September 2019.

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

19/105 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.

<p>19/1145/FUL</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. <i>Amended plans received relating to rear access stairs and storage provision and additional structural information.</i></p>
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<p>Members unanimously continue to object to the application. The amended plans received do not alter the committee's views as follows:</p> <ul style="list-style-type: none"> • The proposal was overdevelopment of the site. • The proposal was out of keeping with the character of the property. • The proposal would have a detrimental effect on the character of the area. • The proposal would exacerbate existing parking issues. • There is a need to preserve the remaining period features of the only Georgian terrace in Honiton. <p>In addition, Members continued to have concerns about unauthorised works to trees in the conservation area as the applicant had yet to submit a planning application in respect of those works. Members also had concerns regarding the depositing of material from other sites owned by the applicant on the application site and whether this in itself required planning permission.</p>		
19/1146/LBC	Mr. Lewis Pring	<p>1 Summerland, Honiton, EX14 1HF.</p> <p>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. <i>Amended plans received relating to rear access stairs and storage provision and additional structural information.</i></p>
<p>Members unanimously continue to object to the application. The amended plans received do not alter the committee's views as follows:</p> <ul style="list-style-type: none"> • The proposal was overdevelopment of the site. • The proposal was out of keeping with the character of the property. • The proposal would have a detrimental effect on the character of the area. • The proposal would exacerbate existing parking issues. • There is a need to preserve the remaining period features of the only Georgian terrace in Honiton. <p>In addition, Members continued to have concerns about unauthorised works to trees in the conservation area as the applicant had yet to submit a planning application in respect of those works. Members also had concerns regarding the depositing of material from other sites owned by the applicant on the application site and whether this in itself required planning permission.</p>		
19/1804/TRE	Verisae (Tesco Maintenance)	Tesco Honiton Store, Battishorne Way, Honiton, EX14 2XD.

		T1, T2, T9, T10 – Fell; T3-T8 & T11-T13 cut back from building by 2m up to 5m; T13a-T26 crown lift to 6m; T27-T61 crown lift to 4m.
Members unanimously agreed to defer the decision to the Arboricultural Officer.		
19/1859/FUL	Mr. Clive Handford	Units 2-4 Gloucester Crescent, Heathpark Industrial Estate, Honiton, EX14 1DB. Retrospective change of use of Unit E from B1/B2/B8 to a plumber's showroom (sui generis) in connection with Total Plumbing Supplies.
Unanimous support		
19/1867/OUT	Mr. Tom Chown	56 Millers Way, Honiton, EX14 1JB. Demolition of existing garage and erection of 3 bedroomed end terrace dwelling and parking (outline application with all matters reserved).
Members unanimously object to the application for the following reasons: <ul style="list-style-type: none"> • The proposal was overdevelopment of the site. • The proposal would adversely affect the amenity of neighbours. • The proposal would adversely affect the street scene in view of its prominent location and would result in the loss of an important open aspect of the area and would not be in keeping with the character of the surroundings. 		
19/1868/FUL	Barclays Bank UK PLC	Barclays, 106 High Street, Honiton, EX14 1JW. Installation of bird protection (netting) system.
Unanimous support		

19/1869/LBC	Barclays Bank UK PLC	Barclays, 106 High Street, Honiton, EX14 1JW. Installation of bird protection (netting) system.
Unanimous support subject to the agreement of the Conservation Officer.		
19/1983/COU	Great Western Properties Ltd	Montgomerys Hotel (The Dolphin) 115 High Street Honiton EX14 1LS Change of use of The Dolphin from C1 (Hotel) use to A3 (Restaurant) use including ancillary staff rooms and storage.
Unanimous support		
19/1984/LBC	Great Western Properties Ltd	Montgomerys Hotel (The Dolphin) 115 High Street, Honiton, EX14 1LS Conversion from C1 (Hotel) use to A3 (Restaurant) use and internal alterations to include new partition walls.
Unanimous support subject to the agreement of the Conservation Officer.		
19/2047/FUL	Mr. Dyer	14 Milldale Crescent, Honiton, EX14 1RB. Construction of porch to front elevation.
Members unanimously object to the proposed removal of the pitched roof on the front elevation. Members could not support the application for the proposed porch as the description of the works provided did not appear to correspond to the work shown on the drawings submitted and as such Members were of the view that further information should be provided regarding the proposed removal of the pitched roof on the front elevation and the apparent extension of the property.		

19/106 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 17/2517/FUL – 20 Joslin Road, Honiton, EX14 1RH. Creation of new vehicular access to provide off road parking in rear garden. Approved.
- b) 19/1008/FUL – Copper Castle, Honiton, EX14 9TG. Addition of castellation to single pitch roof area. Approved.
- c) 19/1009/LBC – 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. Approved.
- d) 19/1041/FUL – 13-15 High Street, Honiton, EX14 1PR. To build 4no. new dwellings, including refuse and cycle store, for private sale within an area of land identified to the rear of no. 15 High Street, Honiton. Refused.

These items were noted.

19/107 To close the meeting

The Chairman closed the meeting at 8.40 pm

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