

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 23rd July 2019 at 7pm.

Members present

St Michael's Ward

Cllr J McNally
Cllr N Macve

St Paul's Ward

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

In Attendance

Carolyn Bowles (admin officer)

19/77 To accept apologies for absence

Cllr D Sheridan-Shaw (personal reasons)
Cllr J Zarczynski (personal reasons)

19/78 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

All members of the Planning Committee – 19/1360/FUL – Gardeners Barn, Honiton Bottom, Higher Brand Lane, Honiton. Change of use and alteration of agricultural building to form dwelling. Footpath 26 forms part of the access. The Council manages Footpath 26 through the P3 agreement with Devon County Council.

19/79 To confirm the minutes of the Planning Committee meeting held on 9th July 2019.

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

19/80 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.

19/1280/FUL	Mr. Allen	Custance House Queen Street Honiton EX14 2JA Construction of bin store
Unanimous support		

19/1360/FUL	Dr Paul Barber	Gardeners Barn Honiton Bottom Higher Brand Lane Honiton Change of use and alteration of agricultural building to form dwelling
Members unanimously object to this application for the following reasons:		
<ul style="list-style-type: none"> The comments of Cllr Phil Twiss are agreed with. The application focuses largely on proposed residential use, however, there seems to be no information as to where the rare breeds are to be housed in inclement weather or where fodder is to be stored making a new building likely to be needed. The Design and Access Statement has been studied and the committee's comments are as follows: 		
<p><i>Introduction</i></p> <p><i>'The property is ... just within the boundary of an AONB'</i></p> <p>The land on the other side of the nearest East Devon AONB boundary is in the Blackdown Hills AONB so the site is well within AONB designated land.</p> <p><i>Site and its surroundings</i></p> <p><i>...every likelihood that the track originated for its use only</i></p> <p>The oldest known maps show the route through the application site to Stoney Lane.</p> <p><i>In recent times this track from Higher Brand Lane has been designated for use as a footpath</i></p> <p>Footpath 10 was shown running to 'this track' in the 1950s.</p> <p><i>Whilst the council have recently "taken over" this farm track for part use as a footpath they have made no attempt to maintain it--generally in winter it has become too wet to traverse by foot.</i></p> <p>Passable if Wellington boots worn in wet conditions.</p> <p>21 June 2019</p> <p><i>...it should be noted that the extension of the track from Higher Brand Lane Honiton to Gardners Farmstead leading to Stoney Lane which is called Magpie Lane and now designated a footpath has become so overgrown that it has in recent times been unpassable.</i></p> <p>Footpaths 10 and 26 have been in regular use for many years and are little different from other rural footpaths in the area. All Honiton footpaths are inspected at least once a year.</p> <p><i>Photograph</i></p> <p>This is an accurate representation of water running down Footpath 26 towards the junction of the track leading towards Gardeners. There is photographic evidence available that the water is being deliberately diverted down the footpath.</p> <p><i>Some of the neighbouring farms use that track for access to various of their fields with tractors of substantial size that touch the hedge either side even when trimmed ... large tractors that already have use of that track.</i></p> <p>Photographic evidence is available showing that the predominant traffic is pedestrian along footpath 26.</p> <p><i>Proposed development</i></p> <p><i>If these buildings had been just outside the AONB instead of just within ...</i></p> <p>See earlier comments that the two AONBs adjoin along much of Footpath 26.</p>		

19/1471/FUL	Mr. & Mrs. Phare	22 Mount Close Honiton EX14 1QZ Construction of single storey rear extension and outbuilding to the rear
Unanimous support		

19/81 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 19/0689/FUL – 52 High Street, Honiton, EX14 1PQ. Conversion of first, second and third floors of building to 2 x flats. Approved.
- b) 19/0527/FUL – 32-34 High Street, Honiton. 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. Approved.

These items were noted

Other Correspondence

East Devon District Council – Notification of that an appeal has been lodged in respect of 19/0754/FUL – 6 The Chase, Honiton, EX14 1QB.

This item was noted

19/82 To close the meeting

The Chairman closed the meeting at 7.55 pm

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST