

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 25th June 2019 at 7pm.

Members present

St Michael's Ward

Cllr J Taylor
Cllr N Macve

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

19/65 To accept apologies for absence

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

19/66 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr C Hattle-Spence – 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. Personal – Neighbour to the applicant objecting to the application.

All Members of the Planning Committee – 19/1128/FUL – Land formerly known as Bungalow Farm, Northcote Hill, Honiton. Construction of new vehicular access and entrance track. Hutgate Lane adjoins the site. The Council manages Hutgate Lane through the P3 agreement with Devon County Council.

19/67 To confirm the minutes of the Planning Committee meeting held on 11th June 2019.

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

19/68 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.

19/1041/FUL	Mrs. Kate White	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.
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<p>Members object to the application for the following reasons:</p> <ul style="list-style-type: none"> • The proposal was overdevelopment of the site. • The proposal would adversely affect the amenity of neighbours. • The access proposed via Clapper Lane was considered unsatisfactory and dangerous. <p>(5 for; 1 abstention)</p>		
19/1108/CPE		<p>Units 2 – 4 Gloucester Crescent, Heathpark Industrial Estate, Honiton, EX14 1DB.</p> <p>The building is used as a plumbers' merchants trade and showroom outlet.</p>
<p>Support (4 for; 2 abstentions)</p>		
19/1128/FUL	Mr. Simon Norton	<p>Land formerly known as Bungalow Farm, Northcote Hill, Honiton.</p> <p>Construction of new vehicular access and entrance track.</p>
<p>Members unanimously object to the application for the following reasons:</p> <ul style="list-style-type: none"> • Hutgate Lane is in very poor condition and as such the proposed access would be unsafe. • The proposed access and the resulting drainage onto the lane risked causing more damage to the lane. 		
19/1142/VAR	Mr. Andrew Sturgess	<p>Land rear of 4 Chapel Street, Honiton, EX14 1EU.</p> <p>Variation of condition 2 of planning permission 17/1742/FUL (Erection of 2no dwellings) to vary the approved plans to alter windows and doors, alteration of internal layout and raising of roof level.</p>
<p>Unanimous support</p>		
19/1145/FUL	Mr. Lewis Pring	<p>1 Summerland, Honiton, EX14 1HF.</p> <p>Proposed conversion of existing building (previously</p>

		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>Members unanimously object to the application for the following reasons:</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>(1 member of the public spoke against the application).</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.</p>
<p>Members unanimously object to the application for the following reasons:</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>(1 member of the public spoke against the application).</p>		
19/1150/FUL	Mr. Nigel Braithwaite	<p>42 High Street, Honiton, EX14 1PJ.</p> <p>Sub-division of commercial unit and alterations to shopfront.</p>
Unanimous support.		

19/1151/LBC	Mr. Nigel Braithwaite	42 High Street, Honiton, EX14 1PJ. Internal alterations and formation of new entrance door to facilitate subdivision of commercial unit.
Unanimous support.		
19/1215/FUL	Mr. J Yarrow	157 High Street, Honiton, EX14 1LJ. Erection of 1no. detached dwelling.
<p>Members unanimously object to the application for the following reasons:</p> <ul style="list-style-type: none"> • The proposal is overdevelopment of the site. • The proposal would adversely affect the amenity of neighbours. • The proposed dwelling would have an overbearing effect on the area. • The proposed removal of the conifer tree is unjustified as the tree is in good condition. 		
19/1306/TRE	Mr. Rob Scholefield	Rookwood House, Rookwood Close, Honiton, EX14 1BP. T1 Cherry: Reduce branches extending from main canopy by 3-4m to leave with uniform canopy shape. Also reduce length of branches overhanging garden of no 13 and lift where necessary to allow sufficient access beneath canopy for pedestrians and vehicles. Crown raise to 4m over drive and 2.5m over path pruning back to edge of garden wall. Reason: Tree dominating front of building with scruffy appearance. Tree is causing excessive shading to occupiers of adjacent flats who are complaining about lack of light. Livewest, the Housing Association, are requesting pruning of the tree to reduce conflict with residents. This is

		a repetition of previous pruning works.
Members unanimously agreed to defer the decision to the Arboricultural officer.		

19/69 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 19/0521/FUL – Masonic Hall, Northcote Lane, Honiton. Retention of boundary gates. Approved.
- b) 19/0754/FUL – 6 The Chase, Honiton, EX14 1QB. Construction of 1no. dwelling. Refused

19/70 To close the meeting

The Chairman closed the meeting at 9.00pm

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