

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 26th February 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 D Sheridan-Shaw

In Attendance

Heloise Marlow (Deputy Town Clerk)

19/13 To accept apologies for absence

Cllr J Zarczynski (Personal)

19/14 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

All Members of the Planning Committee - 18/2820/LBC Vine Cottage, Vine Passage, Honiton, EX14 1NN. Footpath 3 runs in front of the property. The Council manages footpaths through the P3 agreement with Devon County Council.

19/15 To confirm the minutes of the Planning Committee meeting held on 5th February 2019.

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

19/16 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.

19/0063/FUL	Mr. & Mrs. Lawton	12 Kings Road, Honiton, EX14 1HW. Extension to existing garage including raising roof to create garage store and workshop.
Members unanimously objected 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 neighbouring properties in respect of loss of light and loss of privacy. 		
19/0126/FUL	Mr. Philip Jones	15 New Street, Honiton, EX14 1HA. Replace existing timber sash windows with UPVC sash

		replacements at first floor level on front elevation; re-roofing and insertion of 1 no. roof light to front roof slope.
<p>Split Decision: Members objected to the application for the following reason:</p> <ul style="list-style-type: none"> The proposed UPVC replacement windows to the first floor and proposed roof light were considered to be not in keeping with the appearance of the Conservation Area. <p>Members supported the application to re-roof the property. (5 for, 1 against).</p>		
19/0140/FUL	Mr. M Wheeler	2 Manor Crescent, Honiton, EX14 2DF. Retention of retaining wall and close boarded fence near boundary.
<p>Members unanimously agreed that up to 4 members would attend a site visit with delegated authority to comment on behalf of the Committee.</p> <p>A site meeting took place on the 27th February 2019:</p> <p>Comments agreed unanimously by the four members of the Planning Committee attending the site visit on 27 February 2019:</p> <p>The loss of vegetation in the built-up area is deplored due to its adverse effect on wildlife and its adverse visual impact.</p> <p>It is not understood why the hazel hedge was considered to be unmanageable as claimed by the Applicant.</p> <p>The fence is considered to be too high and would be better if set back from the boundary to allow suitable replanting to encourage wildlife and soften the visual impact.</p>		
19/0215/FUL	Mrs. Leona Atkins	12 Chestnut Way, Honiton, EX14 2UA. Construction of new wall/boundary treatment.
Unanimous support		
19/0240/FUL	Mrs. June Dyer	14 Milldale Crescent Honiton EX14 1RB

		Ground floor extension to front elevation.
Unanimous support		
19/0308/COU	Great Western Properties Ltd	7 Dolphin Court High Street Honiton EX14 1HT Change of use of existing first floor office into 6no residential flats
Unanimous support		
19/0322/FUL	Mr. & Mrs. S Manvell	8 Glen Farm Crescent Honiton EX14 2GX First floor extension
Unanimous support		
19/0330/FUL	Mr. & Mrs. Upham	17 Heron Road, Honiton, EX14 2GJ Construction of single storey rear extension including roof terrace above.
<p>Members objected to the application for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development would adversely affect the amenity the neighbours. • The proposal was against the local plan policy of design and distinctiveness as it would be out of keeping with the character of the property and the area – Policy D1. <p>(3 for, 2 against with 1 abstention)</p>		
18/2820/LBC	Ms. Leonie Williams	Vine Cottage, Vine Passage, Honiton, EX14 1NN Various works to include: replace front door; extraction vent for bathroom and kitchen; remove beams in kitchen and first floor lounge; replace internal doors with fire doors;

		replace 2no. windows on front elevation; replace utility roof; damp proof ground floor walls, remove 2no. fireplaces; remove and construct internal walls; internal re-plastering; replace stair handrail and spindles and external re-rendering; replace rear first floor window with French doors with Juliette balcony with window panels either side
Unanimous support subject to the agreement of the Conservation Officer.		

19/17 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

- a) 18/2257/FUL – Cheneys Farm, Cheneys Lane, Honiton. Construction of extension to annexe. Approved
- b) 18/2767/TRE – 5 Mathews Close, Honiton, EX14 2WD. T1, T2 & T3 Oaks – To carry out an overall crown reduction via thinning by approx. 20% of the foliar area, pruning cuts up to but not exceeding 60mm. In order to reduce shade cast in the back garden and to the rear of the property. Approved.
- c) 18/2801/TRE – 19 Yallop Way, Honiton, EX14 2GN. T1 and T2 – Silver Birch trees – to reduce in height by approximately 2 metres making natural target pruning cuts of up to 50mm in diameter shaping the crowns of both trees. Minor works requested to maintain current height and amenity.
T3 – Elder tree – to reduce in height and spread by approximately half a metre making natural target pruning cuts of up to 30mm in diameter. Minor works requested to maintain current height and amenity.
T4 – Hawthorne tree – to coppice at approximately 1 metre above ground height. Low amenity value.
G1 – Multi-stemmed Ash tree – to prune and reduce branch lengths up to 3 metres of the 2 lowest branches on the western aspect which are currently rubbing the Hawthorn tree T4 making natural target pruning cuts of up to 50mm in diameter. Minor works. Approved.

Other Correspondence

- a) East Devon District Council advice of Tree Preservation Order 18/0073/TPO made in respect of land to the north of Monmouth Way and Glen Farm Crescent, Honiton.
- b) East Devon District Council – Appeal decision 18/1116/COU – 138 High Street, Honiton, EX14 1JP. Appeal dismissed. Liability notice upheld.

- c) East Devon District Council – Appeal decision 18/1228/FUL – Barn Mews, King Street, Honiton, EX14 1AB. Appeal dismissed. Liability notice upheld.
- d) East Devon District Council – Tree works considered an exception to the Conservation Area legislation – April Cottage, Exeter Road, Honiton, EX14 1AL.

These items were noted.

19/18 To close the meeting

The Chairman closed the meeting at 8.45pm

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DRAFT