

## Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 26<sup>th</sup> 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 5<sup>th</sup> 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	<b>12 Kings Road, Honiton, EX14 1HW.</b> 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"> <li>• The proposal was overdevelopment of the site.</li> <li>• The proposal would adversely affect the amenity of neighbouring properties in respect of loss of light and loss of privacy.</li> </ul>		
19/0126/FUL	Mr. Philip Jones	<b>15 New Street, Honiton, EX14 1HA.</b> 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:</p> <p>Members objected to the application for the following reason:</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>Members supported the application to re-roof the property. (5 for, 1 against).</p>		
<b>19/0140/FUL</b>	<b>Mr. M Wheeler</b>	<b>2 Manor Crescent, Honiton, EX14 2DF.</b> 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 27<sup>th</sup> 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>		
<b>19/0215/FUL</b>	<b>Mrs. Leona Atkins</b>	<b>12 Chestnut Way, Honiton, EX14 2UA.</b> Construction of new wall/boundary treatment.
Unanimous support		
<b>19/0240/FUL</b>	<b>Mrs. June Dyer</b>	<b>14 Milldale Crescent Honiton EX14 1RB</b>

		Ground floor extension to front elevation.
Unanimous support		
<b>19/0308/COU</b>	<b>Great Western Properties Ltd</b>	<b>7 Dolphin Court High Street Honiton EX14 1HT</b> Change of use of existing first floor office into 6no residential flats
Unanimous support		
<b>19/0322/FUL</b>	<b>Mr. &amp; Mrs. S Manvell</b>	<b>8 Glen Farm Crescent Honiton EX14 2GX</b> First floor extension
Unanimous support		
<b>19/0330/FUL</b>	<b>Mr. &amp; Mrs. Upham</b>	<b>17 Heron Road, Honiton, EX14 2GJ</b> 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"> <li>• The proposed development would adversely affect the amenity the neighbours.</li> <li>• 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.</li> </ul> <p>(3 for, 2 against with 1 abstention)</p>		
<b>18/2820/LBC</b>	<b>Ms. Leonie Williams</b>	<b>Vine Cottage, Vine Passage, Honiton, EX14 1NN</b> 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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