

Honiton Town Council

Minutes of the meeting of the Planning Committee held via ZOOM on Tuesday 17th November 2020 at 7.00 pm.

Members present

St Michael's Ward

Cllr L Dolby
Cllr J McNally
Cllr J Zarczynski

St Paul's Ward

Cllr R Coombs (Chairman)
Cllr P Carrigan
Cllr C Gilson

In Attendance

Heloise Marlow (Deputy Town Clerk)
2 representatives from Baker Estates Ltd

20/40 To accept apologies for absence

Cllr J Taylor (personal reasons)

20/41 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

None received.

20/42 To confirm the minutes of the Planning Committee meeting held on 6th October 2020.

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

20/43 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.

20/2410/MFUL	Churchill Retirement Living	Honiton Cattle Market, Silver Street, Honiton Demolition of existing structures and redevelopment to form 57 retirement living apartments for older persons including communal facilities, parking and landscaping.
Members unanimously OBJECT to the application for the following reasons: <ul style="list-style-type: none"> • The proposal included car parking for residents. As the proposed development was in the centre of Honiton and fully accessible to public transport, any car parking providing should be available to all and not restricted to residents. • Access to the development, in particular the access along Silver Street was 		

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<p>considered to be unsatisfactory and dangerous to pedestrians, school children and users of adjacent leisure facilities.</p> <ul style="list-style-type: none"> • The development would exacerbate existing traffic issues. • There is no need for the development in Honiton, as there are existing retirement properties in Honiton. • The development would result in the loss of public parking spaces. • The development would have an adverse effect on adjoining listed and old buildings. • Devon County Council should carry out a traffic assessment in respect of the increased traffic which would be generated by the development and the adverse effect this would have on the one way traffic system. • The site is employment land, and the development is in breach of planning policies relating to the loss of employment land – Strategy 32 of the East Devon Local Plan 2013 – 2031. 		
20/2318/TRE	Tesco Honiton Store	<p>Tesco Honiton Store, Battishorne Way, Honiton, EX14 2XD</p> <p>Ash Tree and Field Maple trees from Tesco's Boundary have grown across the boundary line into the garden of 9 Ware Court and are now touching their property. The maple needs to be felled to ground level and the Ash tree needs to be reduced back to the boundary line away from the property 6m. Removing all branches that are overgrowing into the neighbour's garden – the trees could affect tiles or cause further damage.</p>
<p>Members unanimously RESOVLED to defer the matter to the Arboricultural Officer.</p>		
20/1697/TRE	Roger Smith	<p>9 Linhay Close, Honiton, EX14 2BJ</p> <p>Cherry raise the crown by removing the branches (all less than c 75mm diameter) to gain 1.5m clearance of the garage roof. This will leave a slightly unbalanced crown and it is proposed to cut back the limbs on the northeast side of the tree (up to around 125mm diameter). This should leave the tree with around 5m of clear stem.</p>

Members unanimously RESOVLED to defer the matter to the Arboricultural Officer.		
20/2179/VAR	Baker Estates Ltd	<p>Land West of Hayne Lane, Gittisham Variation of condition 1 of application 18/0454/MRES (proposed construction of 291 no. dwellings and associated parking, garages, roads, drainage and landscaping – approval of reserved matters pursuant to outline planning permission 13/2744/MOUT – amended proposal to reduce total number of units from 300 to 291) to amend unit types on plots 235-239 from apartments to 4 x 2 bed and 1 x 3 bed dwellings, amend the shape and size of the rear gardens associated with plots 234 and 240, and allow for a garage to be constructed serving plot 235.</p>
Unanimous SUPPORT.		
20/2256/FUL	Richard Hooper	<p>Middle Hill House, Church Hill, Honiton, EX14 9TE Proposed conversion of agricultural building to form residential dwelling and associated works.</p>
<p>Members OBJECT to the application for the following reasons:</p> <ul style="list-style-type: none"> • The development was outside the built-up area boundary. • There is sufficient housing supply in and around Honiton and therefore there is no need for this development. • The site is within the Blackdowns Area of Outstanding Beauty. It was noted that the applicant had incorrectly stated that the site was in the East Devon AONB. • The site is in an unsustainable location being outside the BUAB and therefore does not comply with Strategy 7 of the East Devon Local Plan. • The development would have an adverse effect on the neighbouring listed building. <p>Note: Cllr Coombs confirmed that he would be providing a note in respect of Honiton and its place within Areas of Outstanding Natural Beauty.</p> <p>(4 votes for, 1 against and 1 abstention)</p>		

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20/2355/FUL	Mrs Erica Turner	12 Pine Grove, Honiton, EX14 2HS Construction of rear dormer window to allow loft conversion, new porch and alterations to the garage roof.
Unanimous SUPPORT		
20/1928/FUL	Miss Tamzin Baldwin	22 Rosewell Close, Honiton, EX14 1QU Wooden shed to be used as a hair salon.
Members unanimously OBJECT to the application for the following reasons: <ul style="list-style-type: none"> • The proposed development would exacerbate existing parking issues in the area. • Members had concerns regarding the discharge of chemicals into the residential waste system. • The location was unsuitable for a business. • There were many other suitable premises for rent within the town. 		
20/2257/TCA	Mr Walker	8 Dove Close, Honiton, EX14 2GP Following meeting between Mr Lomas and my client it was concluded that some minimal work on these trees would be acceptable T1/ to lift no2 limbs from above summer house to stop abrasion of roof, the limbs are less than 2 mtrs in length and less than 8 cms T2/ to remove no2 sub dominant growths from a hedgerow that is being forced over the garden. Removal will not alter the integrity of the hedge in any way.
Members unanimously RESOVLED to defer the matter to the Arboricultural Officer.		
20/2225/TCA	Mr Peter Searle	185 High Street, Honiton, EX14 1LQ T1, Hawthorn tree: formative pruning the crown of the tree via thinning by less than 10% of the folia area.

Members unanimously RESOVLED to defer the matter to the Arboricultural Officer.		
20/2173/FUL	Mr P Allen	37 Langford Avenue, Honiton, EX14 1QE Formation of a bin store.
Unanimous SUPPORT		
20/1350/LBC	Jarman Ward Ltd	52 High Street, Honiton, EX14 1PQ Minor internal non-structural alterations, installation of new gas supply and alterations to external signage.
Members unanimously agreed that they could not comment on the application on the basis that they should be receiving an advertisement consent application which they would determine.		
20/2168/FUL	Mr P Allen	1 Custance House, Queen Street, Honiton, EX14 2JA Formation of a bin store. Store to accommodate commercial size bins plus shelving for recycling boxes.
Unanimous SUPPORT		
20/2176/FUL	Mr & Mrs James Skinner	20 Butts Close, Honiton, EX14 2FS Construction of replacement single storey extension.
The Deputy Clerk confirmed that the application had already been determined by EDDC prior to the meeting.		
20/2044/COU	Mr Lennox Paul Thompson	174 High Street, Honiton, EX14 1LA Change of use from offices to dwelling houses. There will be no changes to the internal layout nor the exterior of the property.

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SUPPORT (5 for; 1 abstention)		
20/1698/LBC	Mr Scott Pearce	The Cottage, 98A High Street, Honiton, EX14 1JW Construction of first floor rear and single storey side and rear extensions with the balcony over and external steps: insertion of side window at first floor level. <i>Amended plans received relating to alteration to ground floor window and addition of ground floor extension roof to first floor floorplans.</i>
The Deputy Clerk confirmed that the application had already been determined by EDDC prior to the meeting.		
20/1299/FUL	Mr Scott Pearce	The Cottage, 98A High Street, Honiton, EX14 1JW Construction of first floor rear and single storey side and rear extensions with the balcony over and external steps. <i>Amended plans received relating to alteration to ground floor window and addition of ground floor extension roof to first floor floorplans</i>
The Deputy Clerk confirmed that the application had already been determined by EDDC prior to the meeting.		
20/2135/FUL	Mr & Mrs Harrison	Broadacres Farm, Stoney Lane, Honiton, EX14 9TU Construction of garage/store and play room with ancillary accommodation above with glazed link to the main house.
Unanimous SUPPORT		

20/1936/TCA	Mr Tony Priest	2 Ernsborough Gardens, Honiton, EX14 1RX T1 – crown lift by 1m removing only first order branches, maximum cut diameter 80mm and reduce to gain 1.5m clearance of the building T2 – a reduction to gain 1.5m clearance of the buildings.
Members unanimously RESOVLED to defer the matter to the Arboricultural Officer		
20/1959/FUL	Mr Ayhan Adsoy	19 New Street, Honiton, EX14 1HA Change of use of ground floor from a mixed use comprising retail (class A1) and hot food takeaway (class A5) to use as a hot food takeaway (class 5) and installation of external extraction flue.
<p>Members OBJECT to the application for the following reasons:</p> <ul style="list-style-type: none"> The proposed flue would adversely affect the character and appearance of the area and Members supported the view of the Conservation Officer that the proposed flue should be reduced in height. <p>(4 in favour; 2 against).</p>		
20/2462/FUL	Mr. Richard Spoerry	20 Hill Crescent, Honiton, EX14 2HY Construction of single storey rear extension (revision to 19/2827/FUL).
<p>SUPPORT (5 for; 1 abstention)</p>		
20/1820/TRE	Mr. Mark White	36 Whitmore Way, Honiton, EX14 2GR T1 – 1 x Silver Birch tree to reduce back branches from overhanging the garage roof thinning the crown by less than 20% of the folia area making natural target pruning cuts of less than 20mm. in diameter pruning branch

		<p>lengths of less than 1m. T2 – 1 x Silver Birch tree to reduce in height to the same height as T1 also reducing back branches overhanging the garage roof thinning by less than 20% the folia area the crown of this tree making natural target pruning cuts of less than 20mm. in diameter pruning branch lengths of less than 3 m. making 1 pruning cut less than 50mm. in diameter</p> <p>T3 – 1 x Silver Birch tree to be reduced in height to the same height as T4 (a smaller Silver Birch tree) also thinning by less than 20% of the folia area the crown of this tree making natural target pruning cuts of less than 20 mm. in diameter and removing branch lengths of less than 3m.</p> <p>T4 – 1 x Silver Birch tree to prune all branches growing towards the parking area making natural target pruning cuts of less than 10 mm. removing branch lengths of less than 0.5m.</p> <p>Reasons for the works to maintain amenity value and existing size of the trees to prevent damage to any parked cars and for public safety</p>
<p>Members unanimously RESOVLED to defer the matter to the Arboricultural Officer</p>		

20/44 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a)20/2129/FUL – Construction of two storey side extension over and to rear of existing garage. 3 Hatcher Close, Honiton, EX14 2YG. Approved.
- b)20/1650/FUL – Erection of 1.8m high green palisade fencing. Goonvean Fibres Ltd, Bramble Hill Industrial Estate, Honiton, EX14 1BW. Approved.

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- c)20/1315/VAR- Variation of condition 2 of planning permission 18/0868/FUL (Proposed conversion of existing nightclub into 2no. apartments and 1 house) to allow changes to design. Former Pit Night Club, Northcote Lane, Honiton, EX14 1EG. Approved.
- d)20/1905/TRE - T2, Silver Birch : prune T1, Pine : prune. Remove all significant deadwood from within the crown of both trees, pruning the branch tips by approximately 10% crown reduction making natural target pruning cuts of approximately 10%, maintaining the shape and crown of both trees - 3 Glenview, Honiton, EX14 2NT. Approved.
- e)20/1814/TRE - T1 - Oak tree - remove 1 windblown, dead, hung up branch and crown lift this tree to approximately 4 m. above ground level. T2, T3 and T5 - 3 x Oak trees - Crown clean and remove all significant deadwood found within the crown of these trees and crown lift to approximately 4 m. above ground level reducing the lever arm and end weight of all required branches. T6 - Beech tree - To remove one lower branch from the base of the tree. T9 - Oak tree - To crown clean and remove all significant deadwood from the garden side of this tree lifting to approximately 4 m. above garden height and reducing back the lever arm and end weight of all required branches on the garden side. T10 and T11 - 2 x Oak trees - To crown lift to approximately 4 m. above ground level and reducing the lever arm and end weight of all required branches on the garden side. G1 - Laurel shrubs - To prune and reduce in height to the lowest point retaining the existing screening provided by these shrubs. G2 - Holly trees - To reduce back to the main trunks all side growth of these trees which create a hedge. All these trees are owned by Mr and Mrs Blundell's neighbours The Order of The Augustinian Recollects who are located at St Rita's Centre next door and who have kindly given written permission for the works to be undertaken. St Rita's Centre, Ottery Moor Lane, Honiton EX14 1AP. Approved.
- f)20/1813/TRE - T1 - To prune the crown of 1 x Oak tree by approximately 20% crown reduction via thinning, removing branch lengths of approximately 3 m. making natural target pruning cuts of up to 50 mm. in diameter thus reducing the end weight and lever arm of all branches maintaining the trees health and safety and periodic maintenance as this tree is a lapsed pollarded tree. T2 - To prune the crown of 1 x Oak tree by approximately 20% crown reduction via thinning removing branch lengths of up to 3 m. in length and making natural target pruning cuts of up to 50 mm. in diameter and a further 2 cuts of branches up to 75 mm. diameter which are growing over the garage roof of 8 Matthews Close, stripping the Ivy from this tree to enable future visual tree assessments and reducing the end weight and lever arm of all branches maintaining the trees health and safety and periodic maintenance as this tree is a lapsed pollarded tree. 7 Mathews Close Honiton EX14 2WD. Approved.
- g) 20/2010/FUL – Provision of cladding to walls of the house and render to chimney. 7 Hickory Close, Honiton, EX14 2UN. Approved.
- h) 20/1768/TRE - T1 Ash - Carry out a crown reduction to historic reduction points, pruning cuts up to approx. 60mm diameter. To reduce the shade in the garden created by the tree and maintain a canopy size suitable for the location. 9 Upland Chase Honiton EX14 2FT. Approved.
- i) 20/1387/TRE – Birch: fell. 34 Butts Close, Honiton, EX14 2FS. Approved.
- j) 19/2598/LBC – Retention of internal works to create shower room at first floor and the insertion of fire door and firewall at ground floor to separate upper floors; retention of replacement ceiling and some replacement floor boards. 81 High Street, Honiton, EX14 1PG. Approved.
- k) 20/1613/LBC – New and timber stone boundary walls to the North & South. Demolition for access to the West stone wall & rebuilding and repair of the East stone wall. 102 High Street, Honiton, EX14 1JW. Approved.
- l) 20/1349/FUL – Installation of rooflight. 52 High Street, Honiton, EX14 1PQ. Withdrawn.
- m) 20/1662/FUL – Construction of two and single storey extensions, insertion of 2 no.

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windows at the first-floor level. 14 Tweed Close, Honiton, EX14 2YG. Approved.

n) 20/1594/FUL – Construction of two storey side and rear extensions. 2 Hatcher Close, Honiton, EX14 2YG. Approved.

o) 20/1162/LBC - Proposed internal and external alterations to facilitate change of use from Use Class (C1) Hotel to a mixed use comprising auction house and sales rooms and associated office/storage areas (sui generis); serviced (B1a) office space and retention of existing self-contained residential flat (C3) use, and; display of 2 no. hanging signs, 1 no. fascia sign, 1 no. wall mounted display board and 1 no. brass plaque. Montgomery's Hotel, 115 High Street, Honiton EX14 1LS. Approved.

These items were noted

20/45 To close the meeting

The Chairman closed the meeting at 21.10 pm

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Signed Chairman