

## Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 21st January 2020 at 7.15 pm.

### Members present

#### St Michael's Ward

Cllr N Macve  
Cllr J McNally  
Cllr J Zarczynski

#### St Paul's Ward

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

### In Attendance

Heloise Marlow (Deputy Town Clerk)  
Cllr C Gilson

### 20/01 To accept apologies for absence

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

### 20/02 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr R Coombs – 19/2450/ADV – Santander, 108 High Street, Honiton, EX14 1JW. Replacement fascia and projecting sign with external illumination. Personal – Customer and shareholder of Santander.

Cllr R Coombs – 20/0031/FUL – 34 The Pines, Honiton, EX14 2JG. Single storey extension room to rear of property. Replace garage flat roof with pitched composite panel. Plus change pedestrian access to vehicular access in Parsonage Lane. Personal – Member of the Friends of the Glen.

All Members of the Planning Committee – 19/1145/FUL and 19/1146/LBC – 1 Summerland, Honiton, EX14 1HF. 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. Personal – A member of the Town Council is an objector to the application.

### 20/03 To confirm the minutes of the Planning Committee meeting held on 7<sup>th</sup> January 2020.

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

### 20/04 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.

19/1145/FUL	Mr. Lewis Pring	1 Summerland, Honiton, EX14 1HF. Proposed conversion of
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		<p>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. <i>Amended plans received with additional construction details added to combined plans and section information, and additional structural information.</i></p>
<p>Members considered the amended plans provided and the further consultee comments now available and unanimously continue to <b>OBJECT</b> to the application. The amended plans received did not alter the committee's views as follows:</p> <ul style="list-style-type: none"> <li>• The proposal was overdevelopment of the site.</li> <li>• The proposal was out of keeping with the character of the property.</li> <li>• The proposal would have a detrimental effect on the character of the area.</li> <li>• The proposal would exacerbate existing parking issues.</li> <li>• There is a need to preserve the remaining period features of the only Georgian terrace in Honiton.</li> </ul> <p>Members noted that the Arboricultural Officer had referred to an offer by the applicant relating to replacement trees but that the Officer considered the offer to be unacceptable. Members requested sight of this information and queried whether the existing trees which had been reduced to stumps could be retained.</p>		
<p><b>19/1146/LBC</b></p>	<p><b>Mr. Lewis Pring</b></p>	<p><b>1 Summerland, Honiton, EX14 1HF.</b> 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. <i>Amended plans received with additional construction details added to combined plans and section information, and additional structural information</i></p>
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- The proposal would have a detrimental effect on the character of the area.
- The proposal would exacerbate existing parking issues.
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Members noted that the Arboricultural Officer had referred to an offer by the applicant relating to replacement trees but that the Officer considered the offer to be unacceptable. Members requested sight of this information and queried whether the existing trees which had been reduced to stumps could be retained.

<b>19/2450/ADV</b>	<b>Santander PLC</b>	<b>Santander, 108 High Street, Honiton, EX14 1JW.</b> Replacement fascia and projecting sign with external illumination. <i>Amended plans received omitting digital media screen.</i>
<b>APPROVED</b> (6 for; 1 abstention)		
<b>19/2667/FUL</b>	<b>Mr Matthew Knight</b>	<b>Land adjacent 6 The Chase, Honiton.</b> Construction of 1 no. dwelling (resubmission of application ref. 19/0754/FUL).
Members discussed the comment provided by Highways England. Members continue to <b>OBJECT</b> to the application but supported Highways England's request for a planning condition to be applied to any consent the planning authority was minded to grant that prior to the commencement of the development, an arboricultural report for the boundary adjacent to the A30 trunk road and its associated slip road with the A35 be submitted to the local planning authority for approval (in consultation with Highways England).		
<b>19/2722/FUL</b>	<b>Mr. N Smith</b>	<b>The Barn at the Dairy Barn, Combehayes Farm, Honiton, EX14 9TS.</b> Erection of general-purpose agricultural building.
Members <b>OBJECT</b> to the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal would adversely affect the East Devon Area of Outstanding Beauty.</li> <li>• The proposal was not for a farming related activity.</li> <li>• The proposed barn would be overbearing and unsuitable for the site.</li> <li>• The proposal would further erode the historical integrity of the listed farmhouse and the original complex of farm buildings.</li> <li>• The proposal was for outbuildings required for previously converted outbuildings</li> </ul>		

which adversely impacts the rural setting of the site.

Members noted that the works consented to under planning application 16/2833/FUL had not been carried out in accordance with the approved plans and queried whether the applicant should be required to submit a planning application to rectify the position.

(6 for; 1 abstention)

<p><b>20/0030/TRE</b></p>	<p><b>East Devon District Council</b></p>	<p><b>Honiton Bottom Road Community Nature Reserve, Battishorne Way, Honiton.</b>  Sycamore (1) and (2): Fell  Hazel (3): Re-coppice  Alder (4): Pollard just above the split of stems  Ash (5): Remove left hand stem (looking from the road)  Ash (6) Fell  Oak (7) Fell</p>
<p>Members <b>RESOLVED</b> to defer the decision to the Arboricultural Officer.</p> <p>(5 for; 2 abstentions)</p>		
<p><b>20/0031/FUL</b></p>	<p><b>Michael Holland</b></p>	<p><b>34 The Pines, Honiton, EX14 2JG.</b>  Single storey extension room to rear of property. Replace garage flat roof with pitched composite panel. Plus change pedestrian access to vehicular access in Parsonage Lane.</p>
<p><b>SPLIT DECISION</b></p> <p>Members <b>SUPPORT</b> the proposed single storey extension room to rear of the property and the replacement of the garage flat roof with pitched composite panel.</p> <p>Members <b>OBJECT</b> to the proposed vehicular access in Parsonage Lane for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal would require the removal of part of the existing bank and hedge.</li> <li>• Parsonage Lane provides access to pedestrians and disabled persons on mobility scooters to the Glen and the Millennium Green. The proposed vehicular access from the very narrow Parsonage Lane would cause a hazard to those users.</li> </ul> <p>(6 for; 1 abstention)</p>		

20/0042/TRE	Taylor Wimpey	<b>Land at Ottery Moor Lane, Bramble Hill Industrial Estate, Honiton.</b> TG1 crown lift to 4m TG2,3,4,5,6 crown lift to 5.5m TG7 reduce by 3m MDC 100mm and crown lift to 5m T1, T2 and H3 fell.
Members unanimously <b>RESOLVED</b> to defer this item to the next meeting for the purposes of a site visit.		

**20/05 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.**

**Decision Notices**

- a) 19/2247/LBC – Land to the rear of 102 High Street, Honiton, EX14 1JW. Removal of a section of boundary wall and erection of acoustic timber fencing. Refused.
- b) 19/2303/COU – 174 High Street, Honiton, EX14 1LA. Change of use from professional services to residential (all floors). Refused.
- c) 19/2326/V106 -Land at Ottery Moor Lane, Bramble Hill Industrial Estate, Honiton. Deed of Variation to amend S106 agreement to allow staircasing to 100% and amend mortgage exclusion clause pursuant to applications 14/0557/MOUT and 19/0578/MRES. Approved.
- d) 19/2472/FUL – 17 Milldale Crescent, Honiton, EX14 1RB. Construction of single storey detached garage. Approved.
- e) 19/2515/TCA – The Coach House, Exeter Road, Honiton, EX14 1AL. T1, Macrocarpa: Fell. T2- T5, Lleylandii hedge/trees: fell. Approved.

These items were noted.

**20/06 To close the meeting**

The Chairman closed the meeting at 9pm

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