

## Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 4<sup>th</sup> February 2020 at 7.00 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

### 20/07 To accept apologies for absence

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

### 20/08 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr J Zarczynski –19/2128/FUL – Land to the rear of 102 High Street, Honiton, EX14 1JW. Construction of 3no. dwellings. Personal – acquainted with the applicant.

All Members of the Planning Committee – 19/2767/FUL – Land rear of St Johns Close, High Street, Honiton. Erection of dwelling (revised design to 19/1788/FUL) – A current Councillor of Honiton Town Council is a one of the neighbours consulted by the planning authority.

### 20/09 To confirm the minutes of the Planning Committee meeting held on 21st January 2020.

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

### 20/10 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.

19/2128/FUL	Mr. Neil Arrigoni	<b>51 Butts Close, Honiton, EX14 2FS.</b> Construction of single storey side extension. <i>Amended tree report and protection plan received.</i>
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<p>Members <b>SUPPORT</b> the recommendation of the Arboricultural Officer</p> <p>(4 votes for; 2 votes against; 1 abstention)</p>		
<b>19/2246/FUL</b>	<b>Mr. Cooper</b>	<b>Land to the rear of 102 High Street, Honiton, EX14 1JW.</b> Construction of 3no. dwellings.
<p>Members continue to <b>OBJECT</b> to the application for the reasons previously given as below:</p> <ul style="list-style-type: none"> <li>• The proposal would remove the rear access to 102 High Street. As such 102 High Street would only have access from the High Street.</li> <li>• The proposal was overdevelopment of the site.</li> <li>• The proposal would adversely impact on the Town's weekly market as access for deliveries to 102 High Street would only be possible from the High Street.</li> <li>• The proposal does not provide parking and would exacerbate existing parking issues.</li> <li>• The proposal would result in the loss of a tree in the Conservation Area with no proposal to provide a replacement in the Conservation Area. Members were of the view that the applicant's proposal to plant 3 trees in a location within Honiton to be agreed with EDDC did not sufficiently mitigate the loss of a tree in the Conservation Area.</li> <li>• The proposed removal of a section of the boundary wall would adversely affect the appearance of the area and would result in the loss of historic fabric which should be retained.</li> <li>• The proposal was out of keeping with the character of the Conservation Area.</li> </ul> <p>Members were of the view that their objections were supported by Strategy 6 of the EDDC Local Plan 2013-2031.</p> <p>(6 for; 1 abstention)</p>		
<b>19/2763/ADV</b>	<b>Mr. Ben French</b>	<b>86 High Street, Honiton, EX14 1JN.</b> Replacement of 1 no. existing ATM header sign.
<b>APPROVED.</b>		
<b>19/2767/FUL</b>	<b>Mr. Gordon Britton</b>	<b>Land Rear of St Johns Close, High Street, Honiton.</b> Erection of dwelling (revised design to 19/1788/FUL).

<p>Members unanimously <b>OBJECT</b> to the proposed development for the following reasons;</p> <ul style="list-style-type: none"> <li>• The proposed design would have an overbearing effect on neighbouring properties.</li> <li>• The further loss of open green space would adversely affect neighbouring properties.</li> <li>• The proposed design was out of keeping with the character of the area and was contrary to the policy of local design and distinctiveness and Strategy 6 of the EDDC Local Plan.</li> <li>• The proposed design was contrary to Policy ENV10 as it did not preserve or enhance the appearance and character of the Conservation Area.</li> <li>• The proposed access from Clapper Lane was considered inadequate and unable to sustain the additional traffic movements which would be caused by the development.</li> </ul> <p>Note: It was still the view of Members that there was no pedestrian access to and from the High Street as the footpath via St Johns Close was a private footpath.</p>		
<b>20/0042/TRE</b>	<b>Taylor Wimpey</b>	<p><b>Land at Ottery Moor Lane, Bramble Hill Industrial Estate, Honiton.</b></p> <p>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.</p>
<p>The Deputy Town Clerk advised that despite contacting the agent to arrange a site visit, it had not yet been possible to arrange this for Members.</p> <p>Members unanimously <b>RESOLVED</b> to again defer this item to the next meeting for the purposes of a site visit.</p>		
<b>20/0080/FUL</b>	<b>Ms. Dawn Chilcott</b>	<p><b>Northcote Hill Bungalow, Northcote Hill, Honiton, EX14 9UU.</b></p> <p>Construction of 2 storey extension to rear; raise roof to provide additional first floor accommodation.</p>
<p><b>SUPPORT</b></p> <p>(4 for; 3 against)</p>		

**20/11 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.**

**Decision Notices**

- a) 19/2289/FUL – Mews Cottages, Central Place, High Street, Honiton, EX14 1LP. Demolition of garages, parts of as store and boundary walls, to erect 6 no. dwellings and boundary walls. Approved.
- b) 19/2444/TRE – 1 Dove Close, Honiton, EX14 2GP. T3 Alder and T4 Maple – Cosmetic trim to both trees by reducing the crown height and spread with branch length removal of up to 1m making natural target pruning cuts up to 25mm. Refused.
- c) 19/2515/TCA – The Coach House, Exeter Road, Honiton, EX14 1AL. T1, Macrocarpa; fell. T2 – T5, Lleylandii hedge/trees: fell. Approved.
- d) 19/2590/FUL – 14 Millers Way, Honiton. Construction of single storey side extension, retaining wall and retention of boundary fencing. Approved.
- e) 19/2603/LBC – Copper Castle, Honiton. Remedial works including repairs and some replacement of 5no windows on east, south and north elevations. Approved.
- f) 19/2667/FUL – Land adjacent 6 The Chase, Honiton. Construction of 1 no. dwelling (resubmission of application ref. 19/0754/FUL). Refused.
- g) 19/2718/TCA – Kings Gardens, Kerslakes Court, Honiton. Silver Birch (T1) – overall crown reduction by two to three meters; Magnolia (T2) – overall crown reduction by two meters; Cherry (T3) – overall crown reduction by one to two meters; Cherry (T4) – overall crown reduction by two meters. Approved.
- h) 19/2730/FUL – 14 Linhay Close, Honiton, EX14 2BJ. Construction of raised roof ridge and dormer window to rear to allow loft conversion. Refused.
- i) 19/2827/FUL – 20 Hill Crescent, Honiton, EX14 2HY. Construction of single storey rear extension. Approved.

**Other correspondence**

East Devon District Council – Notification that an appeal has been lodged in respect of 19/1360/FUL – Gardeners Barn, Honiton Bottom, Higher Brand Lane, Honiton.

These items were noted.

**20/12 To close the meeting**

The Chairman closed the meeting at 8.45 pm

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