

Honiton Town Council

Minutes of the meeting of the Planning Committee held at The Beehive, Dowell Street, Honiton on Tuesday 7th January 2020 at 7pm.

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

In Attendance

Heloise Marlow (Deputy Town Clerk)
Cllr C Gilson
1 member of the press

19/138 To accept apologies for absence

Cllr V Howard (personal reasons)
Cllr J Taylor (personal reasons)

19/139 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.

All Members of the Planning Committee – 19/2603/LBC – Copper Castle, Honiton, EX14 9TG. Remedial works including repairs and some replacement of 5no windows on east, south and north elevations. Personal – Applicant is a member of Honiton Town Council.

19/140 To confirm the minutes of the Planning Committee meeting held on 10th December 2019.

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

19/141 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.

19/2303/COU	Mr. Lennox Paul Thompson (Water Babies Pension Fund)	174 High Street, Honiton, EX14 1LA. Change of use from professional services to residential (all floors).
Members unanimously SUPPORT the application subject to the applicant providing evidence of 12 months of marketing of the site for the current or similar use, without success together with evidence of a local surplus of employment sites as required by Strategy 32 of the Local Plan.		

19/2450/ADV	Santander PLC	Santander, 108 High Street, Honiton, EX14 1JW. Replacement fascia and projecting sign with external illumination.
Member unanimously RESOLVED to defer this item to the next planning meeting as further information was required from the applicant and the Planning Authority regarding the scope of the application and whether the proposed digital merchandising tv complied with policy 4.7 of Honiton Town Council's Design Statement & Policies for Fascia Boards & Hanging Signs 2009.		
19/2466/COU	Mrs. Petra Bright	Former Tourist, Information Centre, Lace Walk Short Stay Car Park, Honiton, EX14 1LT. Change of use from business B1 (a) use to restaurants and cafes (A3) and hot food takeaways (A5) use.
Unanimous support. Note: Members expressed safety concerns regarding the outside seating proposed and were of the view that barriers may be required to protect the café users from moving traffic in the car park. Members also queried the lack of detail regarding the proposed outdoor seating and whether the applicant would be required to submit a further planning application for this.		
19/2472/FUL	Mr. and Mrs. Hill	17 Mildale Crescent, Honiton, EX14 1RB. Construction of single storey detached garage.
The application had been determined by the local Planning Authority prior to the meeting and as such Members unanimously RESOLVED to make no comment.		
19/2590/FUL	Mr. Simon Trim	14 Millers Way, Honiton, EX14 1JB. Construction of single storey side extension, retaining wall – <i>and retention of boundary fencing. Amended plans received relating to retaining wall and boundary to include retention of boundary fencing.</i>

<p>Members unanimously continue to OBJECT to the application. The amended plans received did not alter the committee's previous views as follows:</p> <ul style="list-style-type: none"> • The proposed extension would be positioned on a prominent corner plot of Millers Way and would adversely affect the open spacious character of the area. • The proposed extension would restrict the visibility of highway users. • The proposed extension was not in keeping with the character of the area. <p>Members unanimously OBJECT to the retention of the boundary fencing for the same reasons as set out above.</p>		
19/2603/LBC	Mr. James Wyatt	Copper Castle, Honiton, EX14 9TG. Remedial works including repairs and some replacement of 5no windows on east, south and north elevations.
Unanimous support subject to the agreement of the Conservation Officer.		
19/2667/FUL	Mr. Mathew Knight	Land adjacent 6 The Chase, Honiton. Construction of 1 no. dwelling (resubmission of application ref. 19/0754/FUL).
<p>Members noted that Highways England had commented on the application but that their letter had yet to be made available on the EDDC website.</p> <p>Members unanimously OBJECT to the application for the following reasons, whilst reserving the right to comment further once the comment from Highways England is available to view:</p> <ul style="list-style-type: none"> • The proposal was overdevelopment of the site. • The proposal was not in keeping with the character of the area. • The proposal would adversely affect the street scene as it would adversely affect its open character. 		
19/2718/TCA	HLM Property Management	Kings Gardens, Kerslakes Court, Honiton. Silver Birch (T1) – overall crown reduction by two to three metres; Magnolia (T2) - overall crown reduction by two metres; Cherry (T3) – overall crown reduction by one to two metres; Cherry (T4) – overall crown reduction by two meters.

Members unanimously RESOLVED to defer the decision to the Arboricultural Officer.		
19/2722/FUL	Mr. N Smith	The Barn at the Dairy Barn, Combehayes Farm, Honiton, EX14 9TS. Erection of general-purpose agricultural building.
Members unanimously RESOLVED to defer this item to the next meeting for the purposes of a site visit.		
19/2730/FUL	Mr. Malcolm Lee	14 Linhay Close, Honiton, EX14 2BJ. Construction of raised roof ridge and dormer window to rear to allow loft conversion.
Members unanimously OBJECT to the application for the following reasons: <ul style="list-style-type: none"> • The proposal was out of keeping with the character of the street and the Area on Outstanding Natural Beauty in which it is site. • The proposal would adversely affect the amenity of neighbours. • The proposal would be visible from Roundball Wood which is public amenity land at the rear. 		
19/2128/FUL	Mr. Neil Arrigoni	51 Butts Close, Honiton, EX14 2FS Construction of single storey side extension. <i>Amended plans received relating to tree report and protection plan.</i>
Previously Members had supported the application subject to the agreement of the Arboricultural Officer. Members unanimously now OBJECT to the application due to the concerns raised by the Arboricultural Officer in response to the tree report submitted by the applicant.		
19/2827/FUL	Mr. Richard Spoerry	20 Hill Crescent, Honiton, EX14 2HY Construction of single storey rear extension
Support (5 for with 1 abstention).		

19/142 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 19/1788/FUL – Land rear of St Johns Close, High Street, Honiton. Erection of two-bedroom dwelling. Refused.
- b) 19/2035/LBC – Bruvs Bar, 102 High Street, Honiton. 1no. hanging sign and 1no. fascia sign on front elevation both externally illuminated (retaining existing lighting). Approved.
- c) 19/2447/COU – 109 High Street, Honiton, EX14 1PE. Proposed change of use and conversion of the first-floor office space (use class A2) to 2 no. residential flats (use class C3). Approved.

These items were noted.

19/143 To close the meeting

The Chairman closed the meeting at 8.55pm

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