

## Honiton Town Council

Minutes of the meeting of the Planning Committee held via ZOOM on Tuesday 8<sup>th</sup> September 2020 at 7.00 pm.

### Members present

#### St Michael's Ward

Cllr J Zarczynski

Cllr J McNally

Cllr L Dolby

#### St Paul's Ward

Cllr R Coombs (Chairman)

Cllr P Carrigan

Cllr C Gilson

### In Attendance

Heloise Marlow (Deputy Town Clerk)

### 20/25 To appoint a Chairman of the Committee

Cllr Carrigan proposed that Cllr Coombs be appointed Chairman of the Committee. This was seconded by Cllr Zarczynski.

Following a vote Cllr Coombs was unanimously **APPOINTED** Chairman

### 20/26 To appoint a Deputy Chairman of the Committee

Cllr Zarczynski proposed that Cllr McNally be appointed Deputy Chairman of the Committee. This was seconded by Cllr Gilson and was **RESOLVED** unanimously

### 20/27 To accept apologies for absence

Cllr J Taylor (personal reasons)

### 20/28 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

All Members of the Planning Committee – 20/0785/FUL – 23 Glenview, Honiton, EX14. 2NT. Applicant is a former Councillor at Honiton Town Council and the site adjoins footpath 8 which is managed by the Town Council under the Parishes and Paths Partnership scheme.

### 20/29 To confirm the minutes of the Planning Committee meeting held on 10<sup>th</sup> March 2020.

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

### 20/30 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.

<b>20/0282/ADV</b>	<b>Mr. Andy Horwood</b>	<b>Tesco Honiton Store Battishorne Way Honiton EX14 2XD.</b> 3 no. non illuminated flagpole signs and 1 no. illuminated media screen/pod.
<b>APPROVED</b> unanimously		
<b>20/0623/ADV</b>	<b>Mr. Haidar Karimi</b>	<b>Honiton Barbers 66 High Street Honiton EX14 1PD</b> 4 no non illuminated fascia signs.
<b>APPROVED</b> unanimously		
<b>20/0785/FUL</b>	<b>Julia Lake</b>	<b>23 Glenview Honiton EX14 2NT.</b> Erect retaining wall and replace fence above.
Unanimous <b>SUPPORT.</b>		
<b>20/0979/FUL</b>	<b>Mrs. Kate White</b>	<b>13-15 High Street Honiton EX14 1PR.</b> Erection of 2 no. dwellings in rear garden.
The Deputy Clerk confirmed that the application had already been determined by EDDC prior to the meeting.		
<b>20/1013/FUL</b>	<b>Mrs. Cheryl Gibbs</b>	<b>33 Hill Crescent Honiton EX14 2HY.</b> Alterations to front elevation to allow garage conversion.
The Deputy Clerk confirmed that the application had already been determined by EDDC prior to the meeting.		

<b>20/1053/FUL</b>	<b>Mr. Richard Barton</b>	<b>96 High Street Honiton EX14 1JW.</b> Change of use of ground floor from A1 (retail) to A5 (hot food takeaway) and installation of extractor pipe.
The Deputy Clerk confirmed that the application had been withdrawn.		
<b>20/1054/LBC</b>	<b>Mr. Richard Barton</b>	<b>96 High Street Honiton EX14 1JW.</b> Internal shop fitting and installation of extraction system (including external extractor pipe and grill) to facilitate change of use to (A5) Hot Food Takeaway and replacement fascia sign.
The Deputy Clerk confirmed that the application had been withdrawn.		
<b>20/1383/ADV</b>	<b>Mr. Richard Barton</b>	<b>96 High Street Honiton EX14 1JW</b> Replacement non illuminated fascia sign.
The Deputy Clerk confirmed that the application had been withdrawn.		
<b>20/1162/LBC</b>	<b>Elizabeth and Duncan Chilcott</b>	<b>Montgomerys Hotel 115 High Street Honiton EX14 1LS</b> 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.
Members unanimously <b>RESOLVED</b> to defer this item to the next meeting.		
<b>20/1729/ADV</b>	<b>Elizabeth and Duncan Chilcott</b>	<b>Montgomerys Hotel 115 High Street Honiton EX14 1LS.</b> Display of 2 externally illuminated no. hanging signs, 1 no. non-illuminated fascia sign, 1 no. non-illuminated wall mounted display board and 1 no. non-illuminated brass plaque.
Members unanimously <b>RESOLVED</b> to defer this item to the next meeting.		
<b>20/1206/LBC</b>	<b>Mr. Christopher Cullen</b>	<b>Manor House 143 High Street Honiton</b> Repairs and replacement of windows on front elevation. Replacement of aluminium windows at side and rear.
Members unanimously <b>RESOLVED</b> to defer the decision to the Conservation Officer.		
<b>20/1215/TRE</b>	<b>Simon Heathcote</b>	<b>2 Mathews Close Honiton EX14 2WD</b> Silver Birch (between no. 1 and no. 2 Mathews Close. Crown lift the lowest 7 branches cut diameter no greater than 50mm.
Members unanimously <b>RESOLVED</b> to defer the decision to the Arboricultural Officer.		

20/1253/RES	Mr. Mike Huxtable	<p><b>The Cedars Exeter Road Honiton EX14 1AN</b></p> <p>Reserved matters application pursuant to outline permission 18/1706/OUT for the erection of two detached bungalows fronting onto Rookwood Close (seeking approval for access, appearance, landscaping, layout and scale). <i>Amended plans received relating to amendments to rear boundary line to accord with outline permission and removal of previously indicated access route to bin store.</i></p>
<p>Members unanimously <b>OBJECT</b> to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed dwellings would be overdevelopment of the site.</li> <li>• The proposed access was inadequate and dangerous.</li> <li>• Members had concerns relating to the possibility of a covenant which precluded development of the land.</li> </ul>		
20/1295/OUT	Mrs. Jules Layzell	<p><b>19 George Street Honiton EX14 1NJ.</b></p> <p>Outline consent sought for a detached dwelling (all matters reserved except for access).</p>
<p>Members unanimously <b>OBJECT</b> to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed dwelling would be overdevelopment of the site.</li> <li>• The proposal would lead to the loss of garden/green open space within the town contrary to planning policy.</li> <li>• The proposed dwelling would adversely affect the character of the area.</li> <li>• The proposed dwelling would lead to a loss of off-road parking as it proposed the demolition of an existing garage.</li> <li>• There was no need for a additional dwelling within the parish of Honiton in view of recent planning grants for dwellings at Hayne Lane and Ottery Moor Lane.</li> </ul>		
20/1299/FUL	Mr. Scott Pearce	<p><b>The Cottage, 98A High Street, Honiton, EX14 1JW.</b></p> <p>Construction of first floor rear and single storey side and rear extensions with the balcony over and external steps.</p>

Unanimous <b>SUPPORT</b> .		
<b>20/1698/LBC</b>	<b>Mr. Scott Pearce</b>	<b>The Cottage, 98A High Street, Honiton EX14 1JW.</b> 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.
Unanimous <b>SUPPORT</b>		
<b>20/1315/VAR</b>	<b>Mr. R Jackson (VHR Developments Ltd)</b>	<b>Former Pit Night Club Northcote Lane Honiton EX14 1EG.</b> Variation of condition 2 of planning permission 18/0868/FUL (Proposed conversion of existing nightclub into 2 no. apartments and 1 house) to allow changes in design.
Members unanimously <b>OBJECT</b> to the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal would adversely affect the amenity of neighbours.</li> <li>• The proposal was contrary to condition 8 of the planning grant 18/0868/FUL.</li> </ul>		
<b>20/1387/TRE</b>	<b>Red Homes Letting</b>	<b>34 Butts Close Honiton EX14 2FS</b> Birch: fell
Members unanimously <b>RESOLVED</b> to defer the decision to the arboricultural officer.		
<b>20/1476/LBC</b>	<b>Mrs. Janet Moore</b>	<b>Burwood Exeter Road Honiton EX14 1AL</b> Re-rendering 2 no. elevations: stepped front and side elevation to the west

		boundary.
Unanimous <b>SUPPORT</b>		
<b>20/1594/FUL</b>	<b>Nick and Carrie McCance and Tyers</b>	<b>2 Hatcher Close Honiton EX14 2YG</b> Construction of two storey side and rear extensions.
<b>SUPPORT</b> (5 votes for, 1 against)		
<b>20/1662/FUL</b>	<b>Ms. Tori Pinny</b>	<b>14 Tweed Close Honiton EX14 2YU</b> Construction of two and single storey extensions, insertion of 2 no. windows at the first-floor level.
Members unanimously <b>RESOLVED</b> to defer the item to the next meeting to allow a site visit to take place.		
<b>20/1768/TRE</b>	<b>Mr. G Charleton</b>	<b>9 Upland Chase Honiton EX14 2FT</b> 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
Members unanimously <b>RESOLVED</b> to defer the decision to the Arboricultural Officer.		
<b>20/1813/TRE</b>	<b>Mr. Jason Mitchell</b>	<b>7 Mathews Close Honiton EX14 2WD</b> T1 – To prune the crown of 1 x

		<p>Oak tree by approximately 20% crown reduction via thinning, removing branch lengths of approximately 3m, making natural target pruning cuts of up to 50mm. 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.</p> <p>T2 – To prune the crown of 1 x Oak tree by approximately 20% crown reduction via thinning removing branch lengths of up to 3m in length and making natural target pruning cuts of up to 50mm. in diameter and a further 2 cuts of branches up to 75mm. diameter which are growing over the garage roof of 8 Mathews 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.</p>
Members unanimously <b>RESOLVED</b> to defer the decision to the Arboricultural Officer.		
<b>20/1814/TRE</b>	<b>Mr. and Mrs. Stephen Blundell</b>	<p><b>St Ritas Centre</b>  <b>Ottery More Lane</b>  <b>Honiton</b>  <b>EX14 1AP</b></p> <p>T1 – Oak tree – remove 1 windblown, dead, hung up branch and crown lift this tree to approximately 4m. above ground level.</p> <p>T2, T3, and T5 – 3 x Oak trees – Crown clean and remove all significant deadwood found within the crown of these trees</p>



		<p>and crown lift to approximately 4m above ground level reducing the lever arm and end weight of all required branches.</p> <p>T6 – Beech tree – To remove one lower branch from the base of the tree.</p> <p>T9 – Oak tree – To crown clean and remove all significant deadwood from the garden side of this tree lifting to approximately 4m above garden height and reducing back the lever arm and end weight of all required branches on the garden side.</p> <p>T10 and T11 – 2 x Oak trees – To crown lift to approximately 4m above ground level and reducing the lever arm and end weight of all required branches on the garden side.</p> <p>G1 – Laurel shrubs – To prune and reduce in height to the lowest point retaining the existing screening provided by these shrubs.</p> <p>G2 – Holly trees – To reduce back to the main trunks all side growth of these trees which create a hedge.</p>
Members unanimously <b>RESOLVED</b> to defer the decision to the Arboricultural Officer		
<b>19/2598/LBC</b>	<b>Miss Clare Hassall</b>	<p><b>81 High Street</b>  <b>Honiton</b>  <b>EX14 1PG</b></p> <p>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.</p>

Unanimous **SUPPORT** subject to the agreement of the Conservation Officer.

**20/31 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.**

**Decision Notices**

- a) 19/2246/FUL – Land to the rear of 102 High Street, Honiton, EX14 1JW. Construction of 3no. dwellings. Approved.
- b) 20/0754/TRE – Land East of Yallop Way, Honiton. Alder: crown lift 3-4m as it's reducing light and crown thinning to remove bigger over hanging branches to prevent them falling on to shed. Split Decision. Ash T1- crown lift to 4.5m ground clearance. Hawthorne T2 – reduce back to clear the roof of the shed by at least 0.5m. Approved.  
Alder- crown lift to 3-4m. Refused.
- c) 20/1011/FUL – 36 Rosemount Lane, Honiton, EX14 1RJ. Construction of single storey front, side and rear extension. Approved.
- d) 20/1060/FUL – 125 Millers Way, Honiton, EX14 1JB. Retention of boundary fencing. Approved.
- e) 20/1161/FUL – Montgomerys Hotel, 115 High Street, Honiton, EX14 1LS. Proposed 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. Approved.
- f) 20/1343/FUL – Land at Gallery Close, Honiton. Construction of access ramp into The Gissage watercourse to provide operational access to the river channel for the Environment Agency and associated minor works. Approved.
- g) 20/1346/COU – Lower Blannicombe Farm, Honiton, EX14 9TS. Change of use of land from agriculture to mixed agriculture and game bird rearing. Approved.
- h) 20/1409/FUL – 8 Rowcroft Close, Honiton, EX14 1RL. Construction of two storey side extension. Approved.
- i) 20/1432/FUL – 4 Eureka Terrace, Honiton, EX14 1DY. Construction of lean to carport, detached workshop/store, terrace with steps and landscaping. Approved.

These items were noted

**20/32 Greater Exeter Strategic Plan**

Cllr Coombs presented a verbal report which was noted.

**20/33 To close the meeting**

The Chairman closed the meeting at 8.30 pm

**COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST**