

Honiton Town Council

Minutes of the meeting of the Planning Committee held via ZOOM on Tuesday 16th February 2021 at 7.00 pm.

Members present

St Michael's Ward

Cllr L Dolby
Cllr J Taylor
Cllr J Zarczynski
Cllr J McNally

St Paul's Ward

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

In Attendance

Heloise Marlow (Deputy Town Clerk)
1 Member of the public

20/54 To accept apologies for absence

None received.

20/55 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

None received.

20/56 To confirm the minutes of the Planning Committee meeting held on 2nd February 2021.

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

20/57 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.

20/2723/FUL	Regenerate Property Ltd	11 Walnut Road, Honiton, EX14 2UG. Construction of two storey side extension to form 2no. flats with associated parking and garden areas.
<p>Members OBJECT by 5 votes for with 2 abstentions to the application for the following reasons:</p> <ul style="list-style-type: none"> • The proposal would create a dangerous access onto the public highway. • The proposal was over-development of the site. • The proposal could result in damage to county property namely a lamp column, as noted by Devon County Highway Authority. 		

21/0143/TRE	Anita Johnson	Rookwood House, Rookwood Close, Honiton. G1 (2 x Norway Maple and 1 Beech) – Crown lift trees to give 3m clearance over car park area and remove significant deadwood. Prune to give 1m clearance from wall. To reduce conflict with wall and create sufficient clearance over the parking area.
Members unanimously resolved to DEFER the application to the Arboricultural Officer		
21/0186/FUL	Mr Richard Cregan	10 Riverside Close, Honiton, EX14 1XJ. Two storey side extension.
Unanimous SUPPORT		
21/0201/FUL	Aldi Stores Ltd	Aldi, Exeter Road, Honiton, EX14 1AZ. Construction of external lobby and alterations to fenestration (including extension to shopfront glazing, addition of a double leaf escape door, new windows to rear and the blocking up of the window and door facing the loading bay ramp.
Unanimous SUPPORT		
21/0244/FUL	Mr Mark Gibbs	33 Hill Crescent, Honiton, EX14 2HY. Construction of single storey rear extension and rear dormer window.

Unanimous SUPPORT		
21/0279/TCA	Mr Andrew Burrows	<p>206 High Street, Honiton, EX14 1AJ.</p> <p>Silver Birch tree marked on Aerial View of garden, and clearly identified in the photos attached is of low amenity value and is to be removed in order to make room for replacement fruit-bearing plum and cherry trees (one of each), positioned either side of the silver birch stump. It is understood that in years past the garden to 206 High Street, along with adjoining land, formed part of an orchard - hence, presumably, the name of the small close of properties immediately to the south. An ageing plum tree, also shown in the photos, which is no longer fruit-bearing and has been pruned somewhat indiscriminately by a previous occupier of the property, stands beside the silver birch and will be removed, potentially to make way for a third new fruit tree (plum or cherry). The new trees will be purchased as potted standards from a local nursery/garden centre. Neither tree is subject to a preservation order, but are within a Conservation Area.</p>
Members unanimously resolved to DEFER the application to the Arboricultural Officer		
21/0325/TCA	Mr Tim Jarratt	<p>Rookwood Close, Honiton.</p> <p>T1 Cedar: Crown lift to 3m.</p>

Members unanimously resolved to DEFER the application to the Arboricultural Officer		
21/0361/FUL	Mr & Mrs Charles & Lucy Lanning	9 Monmouth Way, Honiton, EX14 2GY. Construction of porch to front elevation.
Unanimous SUPPORT		

20/58 EDDC Consultation on a new Local Plan for East Devon.

To further consider what response HTC wishes to give to the Issues and Options consultation report from EDDC and the completion of the attached Questionnaire - <https://www.eastdevon.gov.uk/newlocalplan/>

Members of the Planning Committee reviewed the questionnaire issued by EDDC and discussed Q1 – 10. It was **RESOLVED** unanimously that the Chair and Vice-Chair of the Planning Committee would consider all the questions and draft proposed responses to be brought back to the Planning Committee for approval at the next meeting.

Proposed by Cllr McNally and seconded by Cllr Zarczynski.

20/59 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 20/1928/FUL – 22 Rosewell Close, Honiton, EX14 1QU. Wooden shed to be used as a hair salon. Approved.
- b) 20/2229/FUL – Land North of 13-20 Lee Close, Honiton, EX14 1NS. Formation of bin store serving 13-20 Lee Close, Honiton. Approved.
- c) 20/2245/FUL – Land East of 11-19 Phillips Square, Honiton, EX14 1NG. Formation of bin store. Approved.
- d) 20/2318/TRE- Tesco Honiton Store, Battishorne Way, Honiton, EX14 2XD. Ash Tree and Field Maple tree from Tesco's Boundary are growing into garden of 9 Ware Court and now touching their property. There is a Field Maple and an Ash tree that have grown across the boundary line 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 over growing into the neighbours' garden - the trees could affect tiles or cause further damage. Split decision: Crown reduction on all trees that encroach the property to gain 2m clearance from the dwelling, target pruning with cuts no more than 60mm in diameter. Granted. 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 over growing into the neighbours garden. Refused.

- e) 20/2461/FUL – The Dairy Barn, Combehayes Farm, Honiton, EX14 9TS. General purpose agricultural building. Refused.
- f) 20/2462/FUL – 20 Hill Crescent, Honiton, EX14 2HY. Construction of single storey rear extension (revision to 19/2827/FUL). Approved.
- g) 20/2815/FUL – 19 Langford Avenue, Honiton, EX14 1QD. Construction of single storey rear, side and front extension. Approved.
- h) 21/0029/FUL – 11 Pine Park Road, Honiton, EX14 2HZ. Construction of single storey side/front extension. Approved

Members discussed application 20/2461/FUL, The Dairy Barn, Combehayes Farm, Honiton. The planning officer refers in his report to unlawful development which had already been noted in the previous application also refused and by the Conservation Officer. EDDC state that whether it would be in the public benefit to pursue enforcement would be for separate consideration. It was agreed that the Deputy Town Clerk would contact EDDC to establish the current position.

The other items were noted.

20/60 To close the meeting

The Chairman closed the meeting at 20.30 pm.

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