

Honiton Town Council

Minutes of the meeting of the Planning Committee held via ZOOM on Tuesday 2nd February 2021 at 7.00 pm.

Members present

St Michael's Ward

Cllr L Dolby
Cllr J Taylor
Cllr J Zarczynski

St Paul's Ward

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

In Attendance

Heloise Marlow (Deputy Town Clerk)

20/46 To accept apologies for absence

Cllr J McNally (personal reasons)

20/47 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

None received.

20/48 To confirm the minutes of the Planning Committee meeting held on 17th November 2020.

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

20/49 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.

20/2172/FUL	Mr Allen	1 Dunning Court, Honiton, EX14 1FQ. Formation of a bin enclosure.
The Deputy Clerk confirmed that the application had been withdrawn.		
20/2229/FUL	Mr Allen	Land North of 13-20 Lee Close, Honiton, EX14 1NS. Formation of bin store serving 13-20 Lee Close, Honiton.

The Deputy Clerk confirmed that the application had already been determined by EDDC prior to the meeting.		
20/2245/FUL	Mr Allen	Land East of 11-19 Phillips Square, Honiton, EX14 1NG. Formation of bin store.
Unanimous SUPPORT		
20/2318/TRE	Tesco Honiton Store	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.
The Deputy Clerk confirmed that the application had already been determined by EDDC prior to the meeting		
20/2410/MFUL	Churchill Retirement Living	Honiton Cattle Market, Silver Street, Honiton. Demolition of existing structures and redevelopment to form 57 retirement living apartments for older persons including communal facilities, parking and landscaping. <i>Amended plans received relating to the submission of the Viability Report.</i>

Members unanimously continue to **OBJECT** to the application for the following reasons:

- The proposal included car parking for residents. As the proposed development was in the centre of Honiton and fully accessible to public transport, any car parking providing should be available to all and not restricted to residents.
- Access to the development, in particular the access along Silver Street was considered to be unsatisfactory and dangerous to pedestrians, school children and users of adjacent leisure facilities.
- The development would exacerbate existing traffic issues.
- There is no need for the development in Honiton, as there are existing retirement properties in Honiton.
- The development would result in the loss of public parking spaces.
- The development would have an adverse effect on adjoining listed and old buildings.
- Devon County Council should carry out a traffic assessment in respect of the increased traffic which would be generated by the development and the adverse effect this would have on the one way traffic system.
- The site is employment land, and the development is in breach of planning policies relating to the loss of employment land – Strategy 32 of the East Devon Local Plan 2013 – 2031.

Members unanimously **RESOLVED** to add the following comments to the objections listed above:

- Support for the contribution requested by NHS Royal Devon and Exeter NHS Foundation Trust.
- Support for accommodation for swifts as suggested by a member of the public.
- The application is a change of use and therefore there should be a comment from the Economic Development Manager especially if as suggested the current site occupiers have failed to secure alternative premises.
- Members noted that Conservation Officer has yet to comment. The sales office dates back to 1910 and is in a conservation area. Members were of the view that this should be protected and not demolished.
- Members discussed animal welfare. If the site is the only livestock market left in East Devon, once lost this will exacerbate the duration of travel for live animals

20/2637/TRE	Tom Ward	23 Church Hill, Honiton, EX14 2DB. Fir tree x 1: Tree branch growing very close to building and wall – propose to cut off branch – max diameter approx. 30cm.
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Members unanimously **RESOLVED** to defer the matter to the Arboricultural Officer.

20/2745/VAR	Mr Ollie Prout	<p>160 High Street, Honiton, EX14 1JX</p> <p>Variation of condition 2 (approved plans) of application 12/2118/FUL (Construction of 6no. dwellings and separation of annexe to create 7th dwelling) to facilitate variations to approved design.</p>
<p>Unanimous SUPPORT subject to the agreement of the Conservation Officer.</p>		
20/2813/TRE	Mrs Gaynor O'Dell	<p>Gittisham Hill House, Sidmouth Road, Honiton, EX14 3TY.</p> <p>T7) Beech tree: Distal die back present, tertiary and some secondary branches are dead. Remove deadwood throughout the crown. To prevent branches falling on pedestrian footpath below.</p> <p>G43) Group of Beech and Cherry trees: Remove dead stem leaning towards the dwelling. To remove hazard.</p> <p>T15) Oak tree: Branching is crown biased towards the house. Fungal mycelium found. Armillaria decay on root crown. Reduce crown by 2 meters height and 2.5 meters radial spread to North, East and South. Reduction works to mitigate the loss of structural wood in stem base and root system.</p> <p>T16) Sweet Chestnut: Minor deadwood in crown. Small faulted branch over the internal access road: Remove faulted branch over the road to mitigate hazard.</p> <p>T24) Beech: Die back of tertiary branches in upper crown. Minor deadwood abundant in distal portion of</p>

		<p>upper crown: Leaning weak fork: Reduce by 4 meters to remove upper crown: Remove risk to parked cars below tree and adjacent to access roads.</p> <p>T28) Sweet Chestnut: Dead tree: Fell</p> <p>T29) Oak: Split branch and large dead branches over the road: Remove split branch and remove dead branches: Remove hazard to cars/public below tree.</p> <p>T33) Oak: Weak fork between primary stems: Reduce height and spread by 2 meters. To mitigate loss of structural branches.</p> <p>G44) Group of seven Scots Pines: Exposed crowns: Reduce North East and South side by 2.5 meters and height by 2 meters: To prevent wind throw.</p> <p>G45) Group of 3 Sweet Chestnut: Remove faulted and dead branches throughout the group. Reduce radial crown spread to the east over the car park by 2 meters. Crowns extend over the access road and utility wires. To mitigate branch loss on public/cars below and maintain health and safety of trees.</p>
<p>Members unanimously RESOLVED to defer the matter to the Arboricultural Officer.</p>		
<p>20/2815/FUL</p>	<p>James Gibson</p>	<p>19 Langford Avenue, Honiton, EX14 1QD. Construction of single storey rear, side and front extensions.</p>
<p>Unanimous SUPPORT.</p>		

20/2857/FUL	Mr Andrew Seymour	12 Chestnut Way, Honiton, EX14 2UA. Retention of fence.
<p>Members unanimously OBJECT to the application for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development would adversely impact on the open aspect of the surrounding area. • The proposed fence is too high. • The proposed fence is too near to the boundary. 		
21/0029/FUL	Mr & Mrs P Manley	11 Pine Park Road, Honiton, EX14 2HZ Construction of single storey side/front extension.
Unanimous SUPPORT		
21/0073/TRE	Mr Wyatt	<p>58 Manor Crescent, Honiton, EX14 2DF.</p> <p>T1 - to prune and reduce back all branches of 1 x Oak tree making natural target pruning cuts of no more than 50 mm. in diameter removing branch lengths no more than 3 m. long reducing the end weight and lever arm of all branches growing towards the property removing all significant deadwood. Minor works in order to maintain the health, safety and structural integrity of the tree and safety of the owners and visitors to the property.</p>
Members unanimously RESOLVED to defer the matter to the Arboricultural Officer		

20/50 Honiton Town Council Design Statement & Policies for Fascia Boards & Hanging Signs (2009)

To review the wording of paragraph 4.7 and to consider the addition of the word “exterior”.

Cllr Coombs presented his report:

Section 4 refers to window displays. Paragraph 4.7 whilst correct, because it comes after the reference to window displays, HTC has historically believed that it had control over mechanical movement of window displays. In fact, this is not the case. The only restriction in relation to window displays would be distance from the window. Mechanical movement would be a window display on the outside of the building that moved. Until the whole of the publication/guidance is reviewed, he proposed adding the word “exterior” to avoid any misunderstandings.

Members **RESOLVED** unanimously to amend the wording of paragraph 4.7 as follows:

4.7 The **exterior** advertisement must not contain any intermittent light source, flashing lights, moving parts or features, exposed cold cathode tubing, animation or reflective material.

20/51. EDDC Consultation on a new Local Plan for East Devon.

To 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/>

The consultation was noted. The Deputy Town Clerk agreed to contact EDDC and obtain a copy of the questionnaire which would then be forwarded to Members so that they could consider what responses they wished to provide. The item would be placed on the next Planning Committee agenda for further discussion.

20/52 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 20/0785/FUL – 23 Glenview, Honiton, EX14 2NT. Erect retaining wall and replace fence above. Approved.
- b) 20/1350/LBC – 52 High Street, Honiton. Minor internal non-structural alterations, installation of new gas supply and alterations to external signage. Approved.
- c) 20/1384/LBC – 85-87 High Street, Honiton, EX14 1PG. Remove render from south and west elevations and re-render; general repairs to roof, replace barge boards on west elevation; replace guttering and downpipes on north elevation; remove render from chimney stack on south elevation; re-render and replace flashing; remove 3no. chimney pots and cap off existing chimney on west elevation; internal plastering of walls and ceilings in hall. Approved.
- d) 20/1476/LBC – Burwood, Exeter Road, Honiton, EX14 1AL. Re-rendering 2no. elevations: stepped front and side elevation to the west boundary. Approved.

- e) 20/1649/FUL – Goonvean Fibres Ltd, Bramble Hill Industrial Estate, Honiton, EX14 1BW. Installation of 5 no. 6m high poles supporting CCTV & security lights and extension to car parking areas. Approved.
- f) 20/2044/COU – 174 High Street, Honiton, EX14 1LA. Change of use from offices to dwelling house. Approved.
- g) 20/2135/FUL – Broadacres Farm, Stoney Lane, Honiton, EX14 9TU. Construction of garage/store and playroom with ancillary accommodation above with glazed link to the main house. Approved.
- h) 20/2168/FUL – 1 Custance House, Queen Street, Honiton, EX14 2JA. Formation of a bin store. Store to accommodate commercial size bins plus shelving for recycling boxes. Approved.
- i) 20/2173/FUL – 37 Langford Avenue, Honiton, EX14 1QE. Formation of a bin store. Approved.
- j) 20/2355/FUL – 12 Pine Grove, Honiton, EX14 2HS. Construction of rear dormer window to allow loft conversion, new porch and alterations to garage roof. Approved.
- k) 20/2556/LBC – 211 High Street, Honiton. Retention of 2 no. replacement sash windows at first floor and 1 no. replacement sash window at ground floor on front elevation. Approved.
- l) 20/2689/FUL – 12 Chestnut Way, Honiton, EX14 2UA. Construction of side extension. Approved.

These items were noted

20/53 To close the meeting

The Chairman closed the meeting at 20.00 pm.

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST