

Honiton Town Council

Minutes of the meeting of the Planning Committee held via ZOOM on Tuesday 2nd March 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)

20/61 To accept apologies for absence

None received.

20/62 To receive declarations of interest in items on the agenda and receipt of requests for new DPI dispensations

Cllr McNally – 21/0431/FUL – 2 Pine Grove, Honiton, EX14 2HS. Construction of single storey rear extension and alterations to terrace. Personal- Acquainted with the Applicant.

20/63 To confirm the minutes of the Planning Committee meeting held on 16th February 2021.

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

The Deputy Clerk confirmed that she had spoken with the Planning Department at EDDC regarding application 20/2461/FUL, The Dairy Barn, Combehayes Farm Honiton with regards to the reference in the delegated officer's report to unlawful development on the site. The Deputy Clerk had been advised that EDDC were still considering what action if any to pursue and was advised that she would be informed of the decision once it had been made.

20/64 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.

21/0340/TRE	Mr Paul Jones	Land Adjacent to 6 Whitethorn Close, Honiton Reduce crown growing towards house by approximately 1 metre to achieve 1.5/2m clearance.
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Members unanimously resolved to DEFER the application to the Arboricultural Officer.		
21/0417/FUL	Mr Ben White	13-15 High Street Honiton EX14 1PR To build 1no. single storey dwelling within an area of land identified to the rear of no. 15 High Street, Honiton.
Members OBJECT to the proposal for the following reasons: <ul style="list-style-type: none"> • The proposal would constitute overdevelopment of the site. • The proposal would harm the listed building adjoining the site. • The proposal would adversely impact on the character of the area. • The proposal would lead to a loss of green space and the loss of one of the last undeveloped burgage plots in Honiton. 		
21/0429/FUL	Mr I Lawrence	7 Hickory Close, Honiton, EX14 2UN. Provision of cladding to walls of the house and render to chimney (amendment to 20/2010/FUL)
Unanimous SUPPORT		
21/0431/FUL	Mr Greg Axsel	2 Pine Grove, Honiton, EX14 2HS. Construction of single storey rear extension and alterations to terrace.
SUPPORT (6 votes for: 1 abstention – Cllr McNally).		
21/0445/FUL	Mr Nick Smith	The Dairy Barn, Combehayes Farm, Honiton, EX14 9TS. Construction of entrance gate, timber post and rail fence.
Members unanimously resolved to DEFER the application to the Conservation Officer as Members had concerns that the proposal would materially affect the curtilage of the listed building.		

21/0495/FUL	Mr and Mrs Richards	1 Coly Road, Honiton, EX14 2EH. Retention of a 1.8m high vertical feather edge timber fence, replacing existing.
<p>Members OBJECT to the proposed development for the following reasons:</p> <ul style="list-style-type: none"> The fence was oppressive and would adversely impact on the open character of the street scene. <p>(4 votes in favour, 2 against and 1 abstention).</p>		

20/65 17/1481/MRES – Containerspace Ltd. Land of Clapper Lane (formerly Allotments), Honiton

Members unanimously **RESOLVED** to write to the planning authority requesting sight of the allotments scheme submitted by the applicant as required by the Section 106 agreement dated 2nd July 2014 (Covenant 1. Allotment provisions. 1.1 Not to commence the Development until the Allotments Scheme has been submitted to and approved in writing by the District Council).

20/66 52 High Street, Honiton, EX14 1PQ

The Deputy Clerk provided an update in respect of the above property. The property had recently been the subject of a listed building consent application 20/1350/LBC (Approved). EDDC have confirmed that an advertisement consent application was received in relation to the property but that on validation it was determined that no such consent was required and as such the application was not validated.

EDDC have also advised that the property does not require a change of use application as in September 2020 changes to the use classes were brought in and former classes A1/2/3 and B1 now fall under Class E. Class E covers both retail use and office use.

Members **RESOLVED** unanimously to write to the planning authority requesting details of the reasons behind the decision taken that a change to the signage of the building did not require advertisement consent.

20/67 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 **RESOLVED** unanimously to recommend that Full Council approve the attached proposed answers.

20/68 To note planning decisions, copy letters and correspondence received as per the list below and to resolve any matters arising.

Decision Notices

- a) 20/2256/FUL – Middle Hill House, Church Hill, Honiton, EX14 9TE. Proposed conversion of agricultural building to form residential dwelling and associated works. Approved.
- b) 20/2857/FUL – 12 Chestnut Way, Honiton, EX14 2UA. Retention of fence. Approved.
- c) 21/0186/FUL – 10 Riverside Close, Honiton, EX14 1XJ. Two storey side extension. Approved.
- d) 21/0244/FUL – 33 Hill Crescent, Honiton, EX14 2HY. Construction of single storey rear extension and rear dormer window. Approved.

The items were noted.

20/69 To close the meeting

The Chairman closed the meeting at 20.35 pm.

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST