

**To all Members of Honiton Town Council,
Planning Committee**

A meeting of **Honiton Town Council's Planning Committee** to which you are summoned, will be held at The Beehive, Dowell Street, Honiton on **Tuesday 3rd February 2026 commencing 7.00pm** to transact the following business.

This meeting will be a physical face to face meeting, which can also be viewed via Zoom. Please see details below to download Zoom, however this is not guaranteed.

Join Zoom Meeting: -

<https://us06web.zoom.us/j/85975143548?pwd=RFFka0lwK1dMakFOUVY4Wm0rWi9uZz09>

Meeting ID: 859 7514 3548

Passcode: 349386

Date: 28th January 2026

Stephen Hill
Stephen Hill
Town Clerk

AGENDA

If members of the public make a representation to the meeting or simply attend, they will be deemed to have consented to being audio recorded. Voting will also take place by a show of hands and the Clerk will indicate that the votes have been counted.

1. Apologies for absence

To RECEIVE apologies and APPROVE any reasons for absence.

2. Declarations of Interests

To RECEIVE any declarations of interest.

Members are reminded that if they have a Disclosable Pecuniary Interest (DPI) (on their register of interest or otherwise) relating to any item on the agenda they are prevented from participating in any discussion or voting on that matter at the meeting as to do so would amount to a criminal offence. Similarly, if you are or become aware of a DPI in a matter under consideration at this meeting which is not on your register of interests or is in the process of being added to your register you must disclose such interest at this meeting, leave and not Vote on the item and register the DPI within 28 days. Similarly, other Personal Interests should be declared at this meeting.

3. Dispensations

To NOTE the grant of dispensations made by the Town Clerk in relation to the business of this meeting.

4. Public Question Time for items on the agenda

Questions relating to items on the agenda may be asked at the meeting, at the discretion of the mayor or meeting chairman. No more than 3 minutes will be allowed for any person speaking and normally up to a total of 15 minutes will be permitted. The council may respond verbally at the meeting or subsequently in writing.

Members of the public will be allowed to speak at the beginning of the meeting in the usual way. To ensure the smooth running of the meeting, members of the public should provide their questions in writing prior to midday on the day of the meeting. Questions received after midday will not be tabled at the meeting.

5. Planning Committee held on 6th January 2026

Committee is asked to **RESOLVE** to approve for accuracy the minutes of the Planning Committee Meeting held on **6 January 2026** as published and circulated with this agenda.

6. To consider the following applications, based on the information available: -

25/1259/FUL	Frontier Estates (Mal Care) Limited	Former Mill Water School, Honiton Bottom Road, Honiton
Construction of a care home (within Class C2) with access, car parking, cycle parking, refuse storage, landscaping, boundary treatments, tree works including works to T15 (Pedunculate Oak) protected by a tree preservation order (19/0073/TPO G1) and other associated works.		
<u>25/1259/MFUL Construction of a care home (within Class C2) with access, car parking, cycle parking, refuse storage, landscaping, boundary treatments, tree works including works to T15 (Pedunculate oak) protected by a tree preservation order (19/0073/TPO G1) and other associated works Former Mill Water School Honiton Bottom Road Honiton</u>		
25/2595/MOUT	Taylor Wimpey	Land North of Udale Lodge, Northcote Hill, Honiton
Outline planning application (with all matters reserved except for access) for the demolition of outbuildings and erection of up to 299 dwellings, public open space, sustainable drainage systems, landscaping, vehicular access via Northcote Hill and associated highways improvements and infrastructure.		
<u>25/2595/MOUT Outline Planning Application (with all matters reserved except for access) for the demolition of outbuildings and erection of up to 299 dwellings, public open space, sustainable drainage systems, landscaping, vehicular access via Northcote Hill and associated highways improvements and infrastructure. Land North Of Udale Lodge Northcote Hill Honiton</u>		
25/2646/FUL	Mr and Mrs. A D Jones	14 Mount Close Honiton EX14 1QZ
Proposed garage to side elevation, with new drive access from Mount Close, including drop kerb; drop kerb to be extended to existing drive.		
<u>25/2646/FUL Proposed garage to side elevation, with new drive access from Mount Close, including drop kerb; drop kerb to be extended to existing drive 14 Mount Close Honiton Devon EX14 1QZ</u>		

26/0025/FUL	Mr David Robinson	3 Pine Park Road Honiton EX14 2HZ
Demolition of an existing conservatory and replacement with a rear extension.		
<u>26/0025/FUL Demolition of an existing conservatory and replacement with a rear extension 3 Pine Park Road Honiton EX14 2HZ</u>		
26/0041/TRE	Suzanne Lyus	11 Moor Park Honiton EX14 2FP
T7, Oak: crown reduce all around by 2m. T6, Oak: reduce the lateral spread that is within 2m of 11 Moor Park.		
<u>26/0041/TRE T7, Oak : crown reduce all around by 2m. T6, Oak : reduce the lateral spread that is within 2m of 11 Moor Park. 11 Moor Park Honiton Devon EX14 2FP</u>		
26/0091/FUL	Mr Steven Williams	EA Dodd and Son Stamps Building King Street Honiton EX14 1AF
Conversion of former funeral directors to 3no dwellings (flats) with associated works.		
<u>26/0091/FUL Conversion of former funeral directors to 3no dwellings (flats) with associated works EA Dodd And Son Stamps Building King Street Honiton EX14 1AF</u>		
26/0133/FUL	Christopher Gott	3 Walnut Road Honiton EX14 2UG
Proposed single storey rear extension and replacement porch.		
<u>26/0133/FUL Proposed single storey rear extension and replacement porch. 3 Walnut Road Honiton Devon EX14 2UG</u>		

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

Application Number	Application Address	Proposal	HTC Comment	Decision
25/2244/FUL	149 High Street, Honiton, EX14 1LJ	Change of use from its current use as retail to the ground and first floor, with residential above, to 1no full residential dwelling	SUPPORT	REFUSED
25/2436/PDMA	The Former Methodist Chapel, New	Prior approval for the change of use from commercial, business and service (use class	SUPPORT	APPROVED

	Street, Honiton, EX14 1EY	E) to residential (use class C3) single dwelling		
25/2470/FUL	72 Hazelwood Close, Honiton, EX14 2XA	The removal of a conservatory and the erection of a single storey rear extension	SUPPORT	APPROVED
25/2494/TRE	3 Glenview, Honiton, EX14 2NT	T1, Silver Birch: prune and crown reduce the height and spread by 10%, making natural target pruning cuts of up to 25mm in diameter and removing branch lengths of up to 1.5m.	SUPPORT	APPROVED
25/2495/TRE	Whitewings, King Street, Honiton, EX14 1AG	T1, Silver Birch: prune the crown height and spread by 15%, removing branch lengths of up to 2m, making natural target pruning cuts of up to 25mm in diameter and crown lifting to approximately 3m above ground level.	SUPPORT	APPROVED
25/2577/TRE	Littletown Villas, Honiton, EX14 2Q	T006: English Oak; T005: English Oak; T003: English Oak – various works	SUPPORT	APPROVED
25/2585/FUL	11 Ottery Moor Lane, Honiton, EX14 1AW	Retrospective application for the erection of a single storey garden office	NO COMMENT	APPROVED
25/2591/TCA	The Garden Flat, 71 High Street, Honiton, EX14 1PW	T1, Magnolia: prune, thin, reduce and shape the crown height and spread by 15%; pruning around the existing BT telephone wires, removing branch lengths of up to 1.5m and making natural target pruning cuts of up to 50mm in diameter.	SUPPORT	APPROVED
25/2606/TRE	5 Buchanan Close, Honiton, EX14 2GS	Cherry – sectionally fell and grind stump to prevent regrowth	OBJECT	REFUSED

8. To close the meeting

Reminder for Members

- You must declare the nature of any disclosable pecuniary interests. (Under the Localism Act 2011, this means the interests of your spouse, or civil partner, a person with whom you are living as husband and wife or a person with whom you are living as if you are civil partners). You must also disclose any personal interest.
- You must disclose your interest in an item whenever it becomes apparent that you have an interest in the business being considered.
- Make sure you say what your interest is as this has to be included in the minutes. (For example, 'I have a disclosable pecuniary interest because this planning application is made by my husband's employer'.)
- If your interest is a disclosable pecuniary interest you cannot participate in the discussion, cannot vote and must leave the room unless you have obtained a dispensation from the Clerk or Deputy Clerk.
- Confidential information can be viewed at the Town Council Office during public opening hours of 10am – 1pm or by pre-arranged appointment for outside office hours.

**PLEASE NOTE THAT MEMBERS OF THE PUBLIC ARE WELCOME
TO ATTEND THIS MEETING AS OBSERVERS**

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful to let the office know of any plans to film or record so that any necessary arrangements can be made to provide reasonable facilities to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. All recording and photography equipment should be taken away if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.

**Members of the public exercising their right to speak during Public Question Time may be recorded.
Copies of this document are available in large print on request
COPIES OF ALL RELEVANT PAPERS MAY BE ACCESSED AT www.honiton.gov.uk
OR VIA THE TOWN COUNCIL OFFICE**