

**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 14th January 2025 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: 8th January 2025

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 [10 December 2024](#)

Committee is asked to **RESOLVE** to approve for accuracy the minutes of the Planning Committee Meeting held on **10 December 2024** as published and circulated with this agenda.

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

24/1420/MRES	Mr Tom Biddle (Baker Estates Ltd)	Land of Hayne Lane Gittisham Honiton EX14 3PD Reserved matters application in respect of matters of appearance, landscaping, layout and scale for the construction of 37 no. residential dwellings and associated garages, infrastructure and landscaping all in association with outline permission 22/1322/MOUT. <i>Amended plans received relating to provision of maintenance access to watercourse at the rear of plot 17, Change of house type on plots 1-3, 21 and 22, Single garage swapped to double garage on plot 15, repositioning of plots 34 and 35 to south and provision of tree screening from properties to the north.</i>
24/1420/MRES Reserved matters application in respect of matters of appearance, landscaping, layout and scale for the construction of 37 no. residential dwellings and associated garages, infrastructure and landscaping all in association with outline permission 22/1322/MOUT Land Off Hayne Lane Gittisham Honiton EX14 3PD		
24/2264/LBC	Mr James Griffin	The Pine Pony Sports Bar 102 High Street Honiton EX14 1JW

		Proposed conversion from residential maisonette (C3) to 7 bed HMO (Sui Generis) involving: Replacement and/or repair of windows on front and rear elevations and internal layout changes with additional partition walls. <i>Amended plans received showing replacement of windows of rear elevation like for like (rather than uPVC as previously proposed).</i>
<u>24/2264/LBC Proposed conversion from residential maisonette (C3) to 7 bed HMO (Sui Generis) involving: Replacement and/or repair of windows on front and rear elevations and Internal layout changes with additional partition walls. The Pine Pony Sports Bar 102 High Street Honiton EX14 1JW</u>		
24/2282/FUL	Mr James Griffin	The Pine Pony Sports Bar 102 High Street Honiton EX14 1JW Proposed change of use from residential maisonette (C3) to 7 bed HMO (Sui Generis) and associated works. <i>Amended plans received showing replacement of windows of rear elevation like for like (rather than uPVC as previously proposed).</i>
<u>24/2282/FUL Proposed change of use from residential maisonette (C3) to 7 bed HMO (Sui Generis) and associated works The Pine Pony Sports Bar 102 High Street Honiton EX14 1JW</u>		
24/2472/FUL	Mr Mark Clouter	126 High Street Honiton EX14 1JP Change of use from retail to residential dwelling including alterations to the internal courtyard fenestration.
<u>24/2472/FUL Change of use from retail to residential dwelling including alterations to the internal court yard fenestration. 126 High Street Honiton EX14 1JP</u>		
24/2542/TCA	Mrs. Annette Connett	29 Ernsborough Gardens Honiton EX14 1RX

		T1, Yew tree: dismantle to ground, in a controlled manner.
24/2542/TCA T1, Yew tree: dismantle to ground, in a controlled manner. 29 Ernsborough Gardens Honiton EX14 1RX		
24/2580/FUL	Mr D Isaac	51 Manor Crescent Honiton EX14 2DF Landscaping including level changes to form new driveway.
24/2580/FUL Landscaping including level changes to form new driveway 51 Manor Crescent Honiton Devon EX14 2DF		
24/2625/TRE	Mr Richard Lucas	11 Dove Close Honiton EX14 2GP T1: Ash – re-pollard to approximately 12m above ground level.
24/2625/TRE T1: Ash - re-pollard to approximately 12m above ground level. 11 Dove Close Honiton Devon EX14 2GP		
24/2701/TRE	Taylor Wimpey	2 Silk Drive Honiton EX14 1EZ T1: Eucalyptus: sectionally dismantle to ground level. T2: Oak: crown lift secondary & tertiary branch growth only up to approximately 4m from ground level.
24/2701/TRE T1, Eucalyptus : sectionally dismantle to ground level. T2, Oak : crown lift secondary & tertiary branch growth only up to approximately 4m from ground level. 2 Silk Drive Honiton Devon EX14 1EZ		
25/0002/TRE	Simon Heathcote	2 Mathews Close Honiton EX14 2WD T1: Silver Birch: i) Crown lift over the driveway to provide 3m clearance above ground level. ii) Crown lift over lawn to provide 2m clearance above ground level. iii) Crown reduce back from garage to provide up to 1m clearance from the fabric of the building. Typical

		pruning cuts between 10mm and 25mm diameter, maximum pruning cut diameter not exceeding 50mm.
25/0002/TRE T1, Silver Birch : i) Crown lift over the driveway to provide 3m clearance above ground level. ii) Crown lift over lawn to provide 2m clearance above ground level. iii) Crown reduce back from garage to provide up to 1m clearance from the fabric of the building. Typical pruning cuts between 10mm and 25mm diameter, maximum pruning cut diameter not exceeding 50mm. 2 Mathews Close Honiton Devon EX14 2WD		
RQ/DCC/4416/2024	Devon County Council	Stay Close Centre Newholme Northcote Lane Honiton EX14 1NH Refurbishment of existing building as part of planned change of use from Day Centre to Managed 8 bed HMO.
Planning Register - Planning		

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
24/1811/LBC	Elmfield House, 33 Dowell Street, Honiton, EX14 1LX	Refurbishment of first floor, works to include: remove and construct walls to create new kitchen and breakout area and new WCs; acoustic insulation in new partition wall between kitchen and WCs; replace 11 no. doors with fire doors; new doors and frames to D12, D13 and D14 and ventilation in toilet.	Support subject to the agreement of the Conservation Officer.	Approved.
24/2031/FUL	11 Linhay Close, Honiton, EX14 2BJ	Proposed first floor extension over garage on west elevation; additional off street parking space.	Support	Approved
24/2406/FUL	12 Silver Street, Honiton, EX14 1QJ	Removal of glazed roof to be replaced with single storey corner extension on east elevation.	Unanimous Support	Approved

24/2430/TRE	2 Mathews Close, Honiton, EX14 2WD	Silver Birch: crown lift by removing the lowest 7 branches of between 20mm – 50m diameter.	Support subject to the agreement of the Arboricultural Officer.	Withdrawn.
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8. EDDC Draft Local Plan 2020-2040

To consider the request of the Footpath Working Group regarding the site Honi_12 and to make any appropriate recommendations.

9.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 with 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