

**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 11th February 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: 5th February 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 14 January 2025

Committee is asked to **RESOLVE** to approve for accuracy the minutes of the Planning Committee Meeting held on **14 January 2025** as published and circulated with this agenda.

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

24/2662/FUL	Honiton Community College	Honiton Community College School Lane Honiton EX14 1QT Creation of a 3G artificial grass pitch (AGP) with perimeter fencing, hard standing areas, storage container, floodlights and access footpath.
<u>24/2662/FUL Creation of a 3G artificial grass pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and an access footpath Honiton Community College School Lane Honiton EX14 1QT</u>		
24/2668/FUL	Martin Redfern	4 Joslin Road Honiton EX14 1RH Construction of single storey rear sunroom and shower room extension.
<u>24/2668/FUL Construction of single storey rear sunroom and shower room extension. 4 Joslin Road Honiton EX14 1RH</u>		
24/2689/FUL	Mr Aaren Carpenter	15 Bhutan Close Honiton EX14 2UP Removal of conservatory. Construction of decked balcony, double first floor dormer on South East elevation, new dormer on North West elevation with new roof lights and changes to fenestration.

[24/2689/FUL | Removal of conservatory. Construction of decked balcony, double first floor dormer on South East elevation, new dormer on North West elevation with new rooflights and changes to fenestration. | 15 Bhutan Close Honiton EX14 2UP](#)

24/2697/FUL

Mrs. Jo Westlake

Shoobridge Funeral Services

**Silver Street
Honiton,
EX14 1QJ**

Changes to roof and additional windows and door.

[24/2697/FUL | Changes to roof and additional windows and door | Shoobridge Funeral Services Silver Street Honiton EX14 1QJ](#)

25/0014/CPE

TJ Morris Ltd

**Units 1, 2 and 3 Heath Retail Park
Gloucester Crescent
Honiton,
EX14 1DB**

Confirmation of the lawful use of the site is Class E and there is no restriction on the retail goods that can be sold under Class E(a).

[25/0014/CPE | Confirmation of the lawful use of the site is Class E and there is no restriction on the retail goods that can be sold under Class E\(a\). | Units 1, 2 And 3 Heath Retail Park Gloucester Crescent Honiton EX14 1DB](#)

25/0021/FUL

TJ Morris Ltd

**Unit 1 (Homebase)
Heathpark Way
Heathpark Industrial Estate
Honiton
EX14 1BB**

Refurbishment of existing retail unit (Class E) including installation of new shopfront; new fencing and gates to service yard; revised car parking, installation of plant; and associated works.

[25/0021/FUL | Refurbishment of existing retail unit \(Class E\) including installation of new shopfront; new fencing and gates to service yard; revised car parking, installation of plant; and associated works | Unit 1 \(Homebase\) Heathpark Way Heathpark Industrial Estate Honiton EX14 1BB](#)

25/0043/VAR	Mr Mark Piper	Combehayes Farmhouse Honiton EX14 9TS Variation of Condition Number 1 (approved plans) on Planning Permission 24/0863/FUL (Relocation of dwelling's kerosene oil storage tank from inside detached garage to area of land to the rear of the garage) proposed changes in construction method and location of the replacement tank base and installation.
25/0043/VAR Variation of Condition Number 1 (approved plans) on Planning Permission 24/0863/FUL (Relocation of dwelling's kerosene oil storage tank from inside detached garage to area of land to the rear of the garage) proposed changes in construction method and location of the replacement tank base and installation Combehayes Farmhouse Honiton EX14 9TS		
25/0133/FUL	Mr Torban Maybrey	4 Langford Avenue Honiton EX14 1QD Proposed two-storey side extension.
25/0133/FUL Proposed two storey side extension 4 Langford Avenue Honiton EX14 1QD		
25/0230/TRE	Mr Steve Barratt	Hamblys Ltd Ottery Moor Lane Honiton EX14 1BW T1 – T8: Ash – fell all trees as showing signs of Ash die-back. T9-T10: Sycamore – remove lowest branches over roof. T11 – T12: Hornbeam – remove overhanging branches, above building, crown lifting to 3-4m to achieve 1-1.5m roof clearance.
25/0230/TRE T1 - T8: Ash - fell all trees as showing signs of Ash die-back. T9 - T10: Sycamore - remove lowest branches over roof. T11 - T12: Hornbeam - remove overhanging branches, above building, crown lifting to 3-4m to achieve 1-1.5m roof clearance. Hamblys Ltd Ottery Moor Lane Honiton EX14 1BW		

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
24/1432/LBC	58 High Street, Honiton, EX14 1PQ	Various works	Unanimous SUPPORT subject to the agreement of the Conservation Officer	APPROVED
24/1787/FUL	Land to rear of Barn Mews, King Street, Honiton	Erection of a two-bedroom dwelling	Unanimous SUPPORT	REFUSED
24/2093/LBC	79 High Street, Honiton, EX14 1PG	Proposed partial change of use wine bar (Sui Generis) into new access to flat (Class C3) with associated works.	Unanimous SUPPORT subject to the agreement of the Conservation Officer	APPROVED
24/2184/FUL	Honiton Rugby Football Club, School Lane, Honiton, EX14 1QW	Installation of 8no. lighting masts and new LED lighting to pitches 1&2	Unanimous SUPPORT	APPROVED
24/2102/FUL	79 High Street, Honiton, EX14 1PG	Proposed partial change of use wine bar (Sui Generis) into new access to flat (Class C3) with associated works.	Unanimous SUPPORT	APPROVED
24/2256/FUL	6 Glenview, Honiton, EX14 2NT	Proposed garage conversion and first floor extension above.	Unanimous SUPPORT	APPROVED
24/2264/LBC	The Pine Pony Sports Bar, 102 High Street, Honiton, EX14 1JW	Proposed conversion from residential maisonette (C3) to 7bed HMO (Sui Generis) involving: Replacement and/or repair of windows on front and rear elevations and internal layout changes with additional partition walls.	SUPPORT subject to the agreement of the Conservation Officer	APPROVED
24/2282/FUL	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.	SUPPORT	APPROVED

24/2350/FUL	Layzell's Funeral Services, The Old Court, Dowell Street, Honiton, EX14 1LZ	Proposed replacement roof covering and PV installation	Unanimous SUPPORT	APPROVED
24/2439/TRE	Holyshute Lodge, Langford Road, Honiton	Various tree works	Unanimous SUPPORT subject to the agreement of the Arboricultural Officer	APPROVED
24/2580/FUL	51 Manor Crescent, Honiton, EX14 2DF	Landscaping including level changes to form new driveway	Unanimous SUPPORT	APPROVED
24/0926/FUL Appeal decision	2 The Barnfield, Jerrard Close, Honiton, EX14 1DX	Raising of roof and conversion to habitable accommodation	Unanimous SUPPORT	REFUSED (by EDDC) Appeal DISMISSED
24/2631/CM	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.	SUPPORT	APPROVED

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 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