

**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 16th December 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: 10 December 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.
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**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 18th November 2025](#)**

Committee is asked to **RESOLVE** to approve for accuracy the minutes of the Planning Committee Meeting held on **18 November 2025** as published and circulated with this agenda.

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

<b>25/2436/PDMA</b>	<b>Ms. L Daughtrey</b>	<b>The Former Methodist Chapel, New Street, Honiton, EX14 1EY</b>
Prior approval for the change of use from commercial, business and service (use Class E) to residential (use Class C3) single dwelling.		
<a href="#">25/2436/PDMA   Prior approval for the change of use from commercial, business and service (use class E) to residential (use class C3) single dwelling   The Former Methodist Chapel New Street Honiton EX14 1EY</a>		
<b>25/2470/FUL</b>	<b>Mr and Mrs. Gilks</b>	<b>72 Hazelwood Close Honiton EX14 2XA</b>
The removal of a conservatory and the erection of a single storey rear extension.		
<a href="#">25/2470/FUL   The removal of a conservatory and the erection of a single storey rear extension   72 Hazelwood Close Honiton Devon EX14 2XA</a>		
<b>25/2494/TRE</b>	<b>Ms. Elizabeth Fielding</b>	<b>3 Glenview Honiton EX14 2NT</b>
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.		
<a href="#">25/2494/TRE   T1, Silver Birch : prune and crown reduce the height and spread by 10%, making natural target pruning cuts of up to 25 mm in diameter and removing branch lengths of up to 1.5m.   3 Glenview Honiton EX14 2NT</a>		
<b>25/2495/TRE</b>	<b>Mr Chris Light</b>	<b>Whitewings King Street Honiton EX14 1AG</b>

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.

[25/2495/TRE | 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. | Whitewings King Street Honiton EX14 1AG](#)

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

<b>Application Number</b>	<b>Application Address</b>	<b>Proposal</b>	<b>HTC Comment</b>	<b>Decision</b>
25/1385/FUL	19 Brand Close, Honiton, EX14 2FE	Erection of a one bedroom dwelling	OBJECT	APPROVED
25/1760/FUL	128 High Street, Honiton, EX14 1JP	Removal of existing redundant air handling unit (AHU) plant on the first-floor flat roof at the rear and all associated equipment. Install new AHU system with associate equipment, including internal alterations and minor external works (including structural steelwork support) to accommodate the new plant installation.	SUPPORT	APPROVED
25/1761/LBC	128 High Street, Honiton, EX14 1JP	Removal of existing redundant air handling unit (AHU) plant on the first-floor flat roof at the rear and all associated equipment. Install new AHU system with associate equipment, including internal alterations and minor external works (including structural steelwork support) to accommodate the new plant installation	SUPPORT	APPROVED
25/1924/VAR	Honiton Rugby Football Club	Variation of condition 3 (hours during which the lights are used), of planning permission 24/2184/FUL, (Installation of 8no. lighting masts and new LED lighting to pitches	SUPPORT	APPROVED

		1&2), to extend the operating hours from 6.30pm to 9.30pm to 4pm to 9.30pm.		
25/1944/TRE	Land at Ottery Moor Lane (Rear of 40-46 Old Show Field)(Northeast) and to the rear of 10-6 Silk Drive (Northeast), Bramble Hill Industrial Estate, Honiton	Mixed species: crown reduce South western aspect of the crown by 2-3m of G1 and G2, to reduce the shading caused by trees.	SUPPORT	APPROVED
25/2072/VAR	Shoobridge Funeral Services, Silver Street, Honiton, EX14 1QJ	Variation of condition 2 (approved plans) and 5 (Materials Details) on planning permission 24/2697/FUL (Changes to roof and additional windows and doors) to replace front door, add Velux windows to roof and changes to windows.	SUPPORT	APPROVED
25/2145/TCA	4 Summerland, Honiton, EX14 1HF	T1, Honey Locust: reduction of canopy, approximately 1.5m in height to be removed.	SUPPORT	NO OBJECTION
25/2155/TRE	67 Willow Walk, Honiton, EX14 2FY	T1, Norway maple: crown reduction by 30% volume	SUPPORT	APPROVED

**8. 24/0841/MFUL – Land West of Tower Road and East of Cuckoo Down Lane, Honiton. Detailed planning application for the change of use of land to football pitches, erection of clubhouse, new access and parking, landscaping, engineering and ancillary works.**

Committee to **RESOLVE** to a) to reiterate its support for the application as submitted in March 2025 and b) to attend any EDDC Planning Committee meeting to which the application is referred to for determination.

[24/0841/MFUL | Detailed planning application for the change of use of land to football pitches, erection of clubhouse, new access and parking, landscaping, engineering and ancillary works. | Land West Of Tower Road And East Of Cuckoo Down Lane Honiton](#)

**9. [EDDC Draft Local Plan](#)**

Committee to consider and discuss EDDC Draft Local Plan 2nd Regulation 19 Consultation and to **RESOLVE** comments for final approval by Full Council January 2026.

**10. 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](http://www.honiton.gov.uk)  
OR VIA THE TOWN COUNCIL OFFICE**