HONITON TOWN COUNCIL

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 10th November 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=RFFka0IwK1dMakFOUVY4Wm0rWi9uZz09

Meeting ID: 859 7514 3548
Passcode: 349386

Date: 4th November 2026

Heloise Marlow
Heloise Marlow
Acting 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 Interim Assistant 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 Meeting held on 13th October 2026

Committee is asked to **RESOLVE** to approve for accuracy the minutes of the Planning Committee Meeting held on **13th October 2026** as published and circulated with this agenda.

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

26/2022/TRE	**Exeter Diocese**	**The Rectory Rookwood Close Honiton Devon EX14 1BH**
T1: Oak - lift crown by removing trunk sprouts up to crown break and cut back from building roof to clear 2m		
26/2022/TRE | T1: Oak - lift crown by removing trunk sprouts up to crown break and cut back from building roof to clear 2m. | The Rectory Rookwood Close Honiton Devon EX14 1BH		

26/1503/FUL	**Mr Sivasubramaniam Surenthira**	**156-158 High Street Honiton EX14 1JX**
Change of use relating to part of the ground floor from 'sui generis' to a retail unit (Use Class E) including changes to ground floor front window. Conversion of the upper floors (currently use Class C3) from 2no existing flats, into 2no. flats and 1no maisonette (use Class C3) **Amended plans for consultation and additional information relating to existing and proposed extraction system**		
26/1503/FUL | Change of use relating to part of the ground floor from 'sui generis' to a retail unit (Use Class E) including changes to ground floor front window. Conversion of the upper floors (currently use Class C3) from 2no existing flats, into 2no. flats and 1no maisonette (use Class C3) | 156-158 High Street Honiton EX14 1JX		
26/2011/FUL	**Mr Kirk**	**Denhay Farms Devonshire Road Heathpark Industrial Estate Honiton EX14 1SH**
Proposed ground-mounted photovoltaic solar panels, car park lighting columns and freestanding electric vehicle charging point		
26/2011/FUL | Proposed ground-mounted photovoltaic solar panels, car park lighting columns and freestanding electric vehicle charging point | Denhay Farms Devonshire Road Heathpark Industrial Estate Honiton EX14 1SH		

26/2191/FUL	**John Nelson**	2 Kings Road Honiton EX14 1HL
Construction of utility room extension and detached garage.		
26/2191/FUL | Construction of utility room extension and detached garage. | 2 Kings Road Honiton EX14 1HL		

26/1117/FUL	**McDonald's Restaurants Limited**	**Eden Vauxhall Heathpark Way Heathpark Industrial Estate Honiton EX14 1SF**
Demolition of existing building and the erection of a freestanding restaurant/takeaway with drive thru facility, access road, car parking, landscaping and associated works, including Customer Order Displays (COD) **Amended plans for consultation. These amendments relate to:** **Amended and additional plans received 26/10/2026, including updated location plan.**		
26/1117/FUL | Demolition of existing building and the erection of a freestanding restaurant/takeaway with drive thru facility, access road, car parking, landscaping and associated works, including Customer Order Displays (COD). | Eden Vauxhall Heathpark Way Heathpark Industrial Estate Honiton EX14 1SF		

	Cornerstone	**Rosemount Lane EX14 1RJ**
Proposed base station Upgrade (mobile phone infrastructure)		

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

Decision Notices

Application Number	Application Address	Proposal	HTC Comments	EDDC Decision
26/1421/FU	9 Church Hill Honiton EX14 2DB	Single storey rear extension to replace the existing utility room and shower, loft conversion and alterations to driveway	Unanimously supports the application	Approved
26/1161/FUL	Unit 2 And Unit 3 Heathpark Way Heathpark Industrial Estate Honiton EX14 1BB	Installation of AC plant on new steel gantry/canopy (canopy applied for separately under application 26/0722/FUL) with edge protection rail, handrails and cat ladder access. Creation of bin store/cage, forming of 1no. opening in external wall for pipework & 1no. opening for new vent grille	Unanimously supports the application	Approved

26/1716/GPD	1 Hornbeam Close Honiton EX14 2UB	Notification of intent to remove existing conservatory and replace it with a single story extension which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.19m and for which the height of the eaves would be 2.15m	The decision was noted (the Council was not a consultee on the application)	Prior Approval not required
26/1072/FUL	Kingdom Hall Of Jehovahs Witnesses Dowell Street Honiton EX14 1LZ	Replacement ventilation system, new AC comfort cooling system and replacement of fire exit door	Unanimously supports the application	Approved
26/1920/GPD	25A Church Hill Honiton EX14 2DB	Notification of intent to erect single storey rear extension which would extend beyond the rear wall of the original house by 4.6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m	No comment submitted by the Council as it was not a counsultee	Prior Approval not required
26/1008/FUL	Honiton Community College School Lane Honiton EX14 1QT	Removal of slated roof of dining hall/library building to be replaced with insulated roof system, aluminium rainwater goods and velux roof windows.	Unanimously supports the application	Approved
26/1948/doc	Stores 5 and 8 Central Place, High St, Honiton. EX14 1LP	Discharge of conditions for 21/0943/FUL (Conversion of stores (B8) to form 2 dwellings (C3) HTC`s Decision - Deferred to the Conservation Officer (21/0943/FUL)		Condition of comfort letter

Appeal Notifications

Appeal A Ref: APP/U1105/C/25/3360742 and Appeal B Ref: APP/U1105/F/25/3360464
55 High Street, HONITON, EX14 1PW – Julia Gardner
Both appeals were dismissed

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