

**Minutes of the Planning Committee meeting of Honiton Town Council on
Tuesday 25th February 2025 at 7.00 pm.**

Members present

St Michael's Ward

Cllr J Fotheringham

St Paul's Ward

Cllr C Kolek

Cllr A Pearsall

Cllr S Sexton

In Attendance

Heloise Marlow (Deputy Town Clerk)

Cllr R Collins (EDDC)

1 Member of the Public via Zoom

24/100/P To accept apologies for absence

Cllr R Sexton (Personal)

**24/101/P To receive declarations of interest in items on the agenda and receipt
of requests for new DPI dispensations.**

None received.

24/102//P Public Questions

None received.

**24/103/P To confirm the minutes of the Planning Committee meetings held on
11 February 2025**

**Members RESOLVED to approve for accuracy the minutes of the Planning
Committee meeting held on 11 February 2025.**

Proposed by Cllr S Sexton and seconded by Cllr Fotheringham

For 2, Against 0, Abstentions 2

**24/104/P To consider the following applications, based on the information
available:**

Any District Councillors participating reserve their final views on the application until
they are in full possession of all the relevant arguments for and against.

25/0211/VAR	Mr and Mrs. G Stevens	Lower Blannicombe Farm Honiton EX14 9TS
Removal of condition 2 (siting of rearing pens) of planning permission 20/1346/FUL (Change of use of land from agriculture to mixed agriculture and game bird rearing) to allow the siting of rearing pens all year round.		

Support For 3; Against 0; Abstentions 1		
25/0346/FUL	Mr and Mrs. Payne	2 Hill Crescent Honiton EX14 2HY
Single storey side extension for larger garage and rear bedroom, new porch, 2x roof lights to front, rear dormer and replacement of rear conservatory with single storey extension		
Unanimous SUPPORT		

24/105/P 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
24/0580/FUL	Honiton Hospital, Marlpits Lane Honiton EX14 2DE	Replacement of main building roof and rainwater goods, replacement of the switch room building roof and rainwater goods, installation of external metal staircase to allow maintenance access into the roof void and installation of bird wires.	Unanimous SUPPORT	APPROVED
24/2472/FUL	126 High Street Honiton EX14 1JP	Partial change of use from retail to a residential dwelling at the rear including alterations to the internal courtyard fenestration	Unanimous OBJECTION	REFUSED

24/2625/TRE	11 Dove Close, Honiton, EX14 2GP	T1: Ash – re-pollard to approximately 6m above ground level, cuts to be made above the old pruning cuts	Unanimous SUPPORT subject to the agreement of the Arboricultural Officer	APPROVED
24/2668/FUL	4 Joslin Road, Honiton, EX14 1RH	Construction of single storey rear sunroom and shower room extension.	No comment	APPROVED

The decisions listed above were **NOTED**.

24/106/P East Devon Local Plan Consultation – Regulation 19

Cllr R Collins spoke against the inclusion of Honi_18 for development in the new Local Plan. His objections related to the proposed access off the A35 being dangerous and the lack of public consultation as Honi_18 was only included in the new local plan for development at a very late stage.

Committee agreed and confirmed that the lack of consultation was also relevant to the inclusion of Honi_12 which Honiton Town Council opposes.

Members AGREED to recommend the following responses as Honiton Town Council's response to the Regulation 19 consultation Chapter 5 Development in the Towns and Villages and to provide as evidence the relevant minutes of EDDC's Strategic Planning Committee:

1. To which part of the Development in the Towns and Villages chapter does your representation relate?

Proposed answer: **Strategic Policy SD03: Honiton and its development allocations**

2. Do you consider that this part of the Development in the Towns and Villages chapter is legally compliant?

Proposed answer: **No**

2 (b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not legally compliant. Please be as precise as possible

Proposed answer: **Honi_12 was rejected for development by EDDC in the public consultation process which ran from November 2022 to January 2023.**

Rejection of Honi_12 for development was reiterated by EDDC in July 2023 and June 2024. The agenda for EDDC's Strategic Planning Committee meeting on the 20th September 2024 confirmed that Honi_12 was not recommended for development. However, the agenda for the Strategic Planning Committee meeting on the 29 October 2024 recommended Honi_12 for housing allocation and the Committee resolved to include Honi_12 in the site allocation.

Honi_18 was referenced in the minutes of the Strategic Planning Committee meeting held on 11 December 2024 as being one of the "changes that had been made to some local plan chapters to ensure greater consistency of approach throughout the document and to address matters on potential development allocation sites that had been agreed by Committee as previous meetings." A search of the previous agendas and minutes for the Strategic Planning Committee has found no reference to Honi_18 at all.

It is clear that for both sites, Honi_12 and Honi_18 EDDC failed to properly consult on the allocation of these sites and their inclusion in Strategic Policy SD03: Honiton and its development allocations is not legally compliant.

2(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

Proposed answer: **Honi_12 and Honi_18 should be removed as development sites from the Local Plan.**

3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?

Proposed answer: **No**

3 (b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not sound. Please be as precise as possible.

Proposed answer: **Honi_12 was rejected for development by EDDC in the public consultation process which ran from November 2022 to January 2023. Rejection of Honi_12 for development was reiterated by EDDC in July 2023 and June 2024. The agenda for EDDC's Strategic Planning Committee meeting on the 20th September 2024 confirmed that Honi_12 was not recommended for development. However, the agenda for the Strategic Planning Committee meeting on the 29 October 2024 recommended Honi_12 for housing allocation**

and the Committee resolved to include Honi_12 in the site allocation.

Honi_18 was referenced in the minutes of the Strategic Planning Committee meeting held on 11 December 2024 as being one of the “changes that had been made to some local plan chapters to ensure greater consistency of approach throughout the document and to address matters on potential development allocation sites that had been agreed by Committee as previous meetings.” A search of the previous agendas and minutes for the Strategic Planning Committee has found no reference to Honi_18 at all.

It is clear that for both sites, Honi_12 and Honi_18 EDDC failed to properly consult on the allocation of these sites and their inclusion in Strategic Policy SD03: Honiton and its development allocations is not legally sound.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

Proposed answer: Honi_12 and Honi_18 should be removed as development sites from the Local Plan.

4. Do you consider that this part of the Development in the Towns and Villages chapter complies with the duty to cooperate?

Proposed answer: No

4 (b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter fails to comply with the duty to co-operate. Please be as precise as possible.

Proposed answer: Honi_12 was rejected for development by EDDC in the public consultation process which ran from November 2022 to January 2023. Rejection of Honi_12 for development was reiterated by EDDC in July 2023 and June 2024. The agenda for EDDC’s Strategic Planning Committee meeting on the 20th September 2024 confirmed that Honi_12 was not recommended for development. However, the agenda for the Strategic Planning Committee meeting on the 29 October 2024 recommended Honi_12 for housing allocation and the Committee resolved to include Honi_12 in the site allocation.

Honi_18 was referenced in the minutes of the Strategic Planning Committee

meeting held on 11 December 2024 as being one of the “changes that had been made to some local plan chapters to ensure greater consistency of approach throughout the document and to address matters on potential development allocation sites that had been agreed by Committee as previous meetings.” A search of the previous agendas and minutes for the Strategic Planning Committee has found no reference to Honi_18 at all.

It is clear that for both sites, Honi_12 and Honi_18 EDDC failed to properly consult on the allocation of these sites and their inclusion in Strategic Policy SD03: Honiton and its development allocations fails to comply with the duty to co-operate.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Proposed answer: **Yes, I wish to participate in hearing session(s).**

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.

Proposed answer: **Honiton Town Council wishes to ensure that its objections are put to the Planning Inspector by a representative of the Council.**

24/99/P To close the meeting.

The Chairman closed the meeting at 20.00pm.

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST