

**Minutes of the Planning Committee meeting of Honiton Town Council on
Tuesday 14th January 2025 at 7.00 pm.**

Members present

St Michael's Ward

Cllr J Fotheringham

Cllr R Sexton

St Paul's Ward

Cllr A Pearsall (Chair)

Cllr C Kolek

Cllr S Sexton

In Attendance

Heloise Marlow (Deputy Town Clerk)

Mr Tom Biddle and Ms Nicole Stacey (Baker Estates Ltd)

24/84/P To accept apologies for absence

Cllr C Maunder (Personal)

**24/85/P To receive declarations of interest in items on the agenda and receipt
of requests for new DPI dispensations.**

None received.

24/86//P Public Questions

None received.

**24/87/P To confirm the minutes of the Planning Committee meetings held on
10th December 2024**

**Members RESOLVED to approve for accuracy the minutes of the Planning
Committee meeting held on 10th December 2024.**

Proposed by Cllr R Sexton and seconded by Cllr Kolek

For 3, Against 0, Abstentions 2

**24/88/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.

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
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		<p>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></p>
<p>Mr T Biddle and Ms. Nicole Stacey spoke in favour of the application. Members RESOLVED to maintain their Unanimous SUPPORT and accompanying note as follows: Members did express their concerns regarding the width of the access road, the insufficient number of visitor parking places and the proposed back-to-back parking layout.</p>		
24/2264/LBC	Mr James Griffin	<p>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 on rear elevation like for like (rather than uPVC as previously proposed).</i></p>
<p>Members RESOLVED unanimously to continue to SUPPORT the application subject to the agreement of the Conservation Officer.</p>		

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 on rear elevation like for like (rather than uPVC as previously proposed).</i>
Members RESOLVED unanimously to continue to SUPPORT the application		
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. <i>Amended plans received with plan amended to retain a shop at the front rather than convert the whole of the ground floor to residential.</i>
Members OBJECT unanimously to the proposal for the following reasons: <ul style="list-style-type: none"> • The retained commercial space would be commercially unviable. • The proposal did not comply with Strategy 32 and Strategy E10 of the EDDC Local Plan 2013-2031 		
24/2542/TCA	Mrs. Annette Connett	29 Ernsborough Gardens Honiton EX14 1RX T1, Yew tree: dismantle to ground, in a controlled manner.
Members were advised that EDDC had approved the application prior to the meeting.		

24/2580/FUL	Mr D Isaac	51 Manor Crescent Honiton EX14 2DF Landscaping including level changes to form new driveway.
Unanimous SUPPORT		
24/2625/TRE	Mr Richard Lucas	11 Dove Close Honiton EX14 2GP T1: Ash – re-pollard to approximately 12m above ground level.
Unanimous SUPPORT subject to the agreement of the Arboricultural Officer		
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.
SUPPORT subject to the agreement of the Arboricultural Officer For 4; Against 1; Abstentions 0		
24/2430/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.
Unanimous SUPPORT subject to the agreement of the Arboricultural Officer		
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.
SUPPORT For: 2; Against 1; Abstentions 2		

24/89/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
24/1811/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	Support subject to the agreement of the Conservation Officer.	Approved.

		doors and frames to D12, D13 and D14 and ventilation in toilet.		
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

The decisions listed above were **NOTED**.

24/90/P EDDC Draft Local Plan 2020-2040

Members discussed the change of allocation for Honi_12 Land to the south east of Cuckoo Down Lane, Honiton which had been rejected for development by EDDC during the 2022-2023 Regulation 18 consultation but which had subsequently been allocated for development of 71 dwellings at the EDDC Strategic Planning Committee meeting on the 29th October 2024. Whilst the Regulation 18 consultation had now ended, EDDC would shortly be embarking on the Regulation 19 consultation.

Members RESOLVED unanimously to recommend to Full Council that the allocation of Honi 12 for development of 71 houses be opposed during the Regulation 19 consultation.

Proposed by Cllr Kolke and seconded by Cllr Fotheringham.

24/91/P To close the meeting.

The Chairman closed the meeting at 19.40pm.

COPIES OF THIS DOCUMENT ARE AVAILABLE IN LARGE PRINT ON REQUEST