

**Minutes of the Planning Committee meeting of Honiton Town Council on
Tuesday 3rd February 2026 at 7.00 pm.**

Members present

St Michael's Ward

Cllr R Fowles (Chair)

Cllr R Sexton

St Paul's Ward

Cllr C Kolek

Cllr S Craddock

In Attendance

Heloise Marlow (Deputy Town Clerk)

Cllr R Collins (EDDC)

12 Members of the Public

4 representatives from Frontier Estates (Mal Care) Limited

3 representatives from Taylor Wimpey

25/92/P To accept apologies for absence

Cllr C Maunder (Personal)

Cllr S Sexton (Personal)

**25/93/P To receive declarations of interest in items on the agenda and receipt
of requests for new DPI dispensations.**

None received.

25/94/P Public Questions

None received.

**25/95/P To confirm the minutes of the Planning Committee meetings held on 6
January 2026**

**Members RESOLVED to approve for accuracy the minutes of the Planning
Committee meeting held on 6 January 2026.**

Proposed by Cllr R Sexton and seconded by Cllr Fowles

For 3; Against 0; Abstentions 1

**25/96/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.

25/1259/MFUL	Frontier Estates (Mal Care) Limited	Former Mill Water School, Honiton Bottom Road, Honiton
Construction of a care home (within Class C2) with access, car parking, cycle parking,		

refuse storage, landscaping, boundary treatments, tree works including works to T15 (Pedunculate Oak) protected by a tree preservation order (19/0073/TPO G1) and other associated works.

The applicant and agent spoke in favour of the application.
Several members of the public spoke against the application.
Cllr R Collins spoke in support of a new care home in Honiton but queried whether the application site was the correct location.

Members considered the additional information provided by the applicant and accepted that some of their previous objections had been addressed by other Consultee responses or the applicant. However, Members **RESOLVED** unanimously to continue to **OBJECT** to the application for the following reasons:

- Adverse impact on the local community.
- Design and impact on neighbouring properties. The Committee expressed concerns surrounding possible pile driving which could adversely impact the structural stability of neighbouring properties.
- Insufficient provision of parking.
- Increase in traffic in the surrounding areas (For 2; Against 1; Abstentions 1).
- Overdevelopment of the site. The proposal is for a three-storey building located in an area with only one or two-storey buildings.
- The proposal would lead to overlooking and privacy issues for neighbouring properties.

25/2595/MOUT

Taylor Wimpey

**Land North of Udale Lodge,
Northcote Hill, Honiton**

Outline planning application (with all matters reserved except for access) for the demolition of outbuildings and erection of up to 299 dwellings, public open space, sustainable drainage systems, landscaping, vehicular access via Northcote Hill and associated highways improvements and infrastructure.

The applicant spoke in favour of the application.
2 Members of the public spoke against the application.
Cllr R Collins (EDDC) spoke against the application.

Members **RESOLVED** unanimously to **OBJECT** to the application for the following reasons:

- Honiton Town Council had recently received information relating to the high level of pollution in the River Otter and inadequate water infrastructure and capacity which is contributing to the deterioration of the water environment. As such until these issues were properly addressed, planning permission for new developments should be refused.

<ul style="list-style-type: none"> A lack of infrastructure in the locality to support the additional dwellings proposed such as GP and dentist appointments and school places. 		
25/2646/FUL	Mr and Mrs. A D Jones	14 Mount Close Honiton EX14 1QZ
Proposed garage to side elevation, with new drive access from Mount Close, including drop kerb; drop kerb to be extended to existing drive		
Unanimous SUPPORT subject to the works being outside the root protection area of the trees on site and consent being obtained from South West Water that they consent to the existing inspection chamber being removed as shown on drawing no 1311/25/03 Rev B dated December 2025.		
26/0025/FUL	Mr David Robinson	3 Pine Park Road Honiton EX14 2HZ
Demolition of an existing conservatory and replacement with a rear extension.		
Unanimous SUPPORT		
26/0041/TRE	Suzanne Lyus	11 Moor Park Honiton EX14 2FP
T7, Oak: crown reduce all around by 2m. T6, Oak: reduce the lateral spread that is within 2m of 11 Moor Park.		
Committee RESOLVED to DEFER the application to the next Planning Committee as insufficient information had been provided to enable the application to be considered. The Deputy Clerk confirmed that she would request that further details regarding the works proposed be provided by the applicant.		
26/0091/FUL	Mr Steven Williams	EA Dodd and Son Stamps Building King Street Honiton EX14 1AF
Conversion of former funeral directors to 3no dwellings (flats) with associated works.		
SUPPORT For 3; Against 1; Abstentions 0		

26/0133/FUL	Christopher Gott	3 Walnut Road Honiton EX14 2UG
Proposed single storey rear extension and replacement porch.		
Unanimous SUPPORT		

25/97/P Extension of meeting

Members RESOLVED unanimously to extend the meeting to 9.30pm

Proposed by Cllr R Sexton and seconded by Cllr Fowles

25/98/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
25/2244/FUL	149 High Street, Honiton, EX14 1LJ	Change of use from its current use as retail to the ground and first floor, with residential above, to 1no full residential dwelling	SUPPORT	REFUSED
25/2436/PDMA	The Former Methodist Chapel, New Street, Honiton, EX14 1EY	Prior approval for the change of use from commercial, business and service (use class E) to residential (use class C3) single dwelling	SUPPORT	APPROVED
25/2470/FUL	72 Hazelwood Close, Honiton, EX14 2XA	The removal of a conservatory and the erection of a single storey rear extension	SUPPORT	APPROVED
25/2494/TRE	3 Glenview, Honiton, EX14	T1, Silver Birch: prune and crown	SUPPORT	APPROVED

	2NT	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.		
25/2495/TRE	Whitewings, King Street, Honiton, EX14 1AG	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.	SUPPORT	APPROVED
25/2577/TRE	Littletown Villas, Honiton, EX14 2Q	T006: English Oak; T005: English Oak; T003: English Oak – various works	SUPPORT	APPROVED
25/2585/FUL	11 Ottery Moor Lane, Honiton, EX14 1AW	Retrospective application for the erection of a single storey garden office	NO COMMENT	APPROVED
25/2591/TCA	The Garden Flat, 71 High Street, Honiton, EX14 1PW	T1, Magnolia: prune, thin, reduce and shape the crown height and spread by 15%; pruning around	SUPPORT	APPROVED

		the existing BT telephone wires, removing branch lengths of up to 1.5m and making natural target pruning cuts of up to 50mm in diameter.		
25/2606/TRE	5 Buchanan Close, Honiton, EX14 2GS	Cherry – sectionally fell and grind stump to prevent regrowth	OBJECT	REFUSED

The decisions listed above were **NOTED**.

25/99/P To close the meeting.

The Chairman closed the meeting at 21.15pm.

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