

**Minutes of the Planning Committee meeting of Honiton Town Council on
Tuesday 16th December 2025 at 7.00 pm.**

**Members present
St Michael's Ward**

Cllr R Fowles
Cllr C Maunder
Cllr R Sexton

St Paul's Ward

In Attendance

Heloise Marlow (Deputy Town Clerk)
Cllr R Collins (EDDC)

25/77/P To accept apologies for absence

Cllr J Fotheringham (Personal)
Cllr S Craddock (Personal)
Cllr C Kolek (Personal)
Cllr S Sexton (Personal)

**25/78/P To receive declarations of interest in items on the agenda and receipt
of requests for new DPI dispensations.**

Cllr R Sexton - 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. Member of the Honiton Golf Club. Personal Interest.

25/79/P Public Questions

None received.

**25/80/P To confirm the minutes of the Planning Committee meetings held on
18 November 2025**

**Members RESOLVED to approve for accuracy the minutes of the Planning
Committee meeting held on 18 November 2025.**

Proposed by Cllr R Sexton and seconded by Cllr Fowles

For 2; Against 0; Abstentions 1

**25/81/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.

25/2436/PDMA	Ms. L Daughtrey	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.		
Unanimous SUPPORT		
25/2470/FUL	Mr and Mrs. Gilks	72 Hazelwood Close Honiton EX14 2XA
The removal of a conservatory and the erection of a single storey rear extension		
Unanimous SUPPORT		
25/2494/TRE	Ms. Elizabeth Fielding	3 Glenview Honiton EX14 2NT
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		
Unanimous SUPPORT subject to the agreement of the Arboricultural Officer		
25/2495/TRE	Mr Chris Light	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.		
Unanimous SUPPORT subject to the agreement of the Arboricultural Officer		

25/75/P To note planning decisions, copy letters and correspondence received s per the list below and to resolve any matters arising.

Application Number	Application Address	Proposal	HTC Comment	Decision
25/1385/FUL	19 Brand Close, Honiton, EX14	Erection of a one bedroom	OBJECT	APPROVED

	2FE	dwelling		
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	SUPPORT	APPROVED

		steelwork support) to accommodate the new plant installation		
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 1&2), to extend the operating hours from 6.30pm to 9.30pm to 4pm to 9.30pm.	SUPPORT	APPROVED
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	SUPPORT	APPROVED

		and additional windows and doors) to replace front door, add Velux windows to roof and changes to windows.		
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

The decision listed above was **NOTED**.

25/82/P 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.

Cllr R Collins spoke against the application:

- No public transport to and from the site
- Risk of harm to pedestrians accessing the site
- Requirement for the Golf Club to erect netting would harm local wildlife
- Combe Estates had not been contacted by the Football Association to discuss alternative sites
- Loss of agricultural land
- Building in the AONB
- Applicant was advised against submitting the application by EDDC officers.

Cllr R Sexton spoke against the application:

- Adverse impact on local wildlife especially bats
- Required netting would endanger bats and local wildlife
- Required netting would lead to a substantial cost for the Golf Club in excess of £200k.
- Netting was not required.
- EDDC's 2017 Sports Pitches Strategy advised against development of the site.
- Proposal would lead to significant vehicle movement to and from the site.

- Insufficient parking was proposed which would lead to local roads being used for overflow parking which was dangerous.
- The Design & Access statement advised a phased development with the pitches being built first and then the clubhouse and car park subject to funding. Concern was raised that the clubhouse and car park would not be built.
- Building in the AONB
- Whilst no lighting was currently being proposed, it was likely that the Club would require lighting in the future to address winter training hours.
- Insufficient drainage work.
- Land was unsuitable for development.
- Site was prone to fog.

Committee RESOLVED unanimously to reiterate its support for the application as submitted in March 2025

Proposed by Cllr Fowles and seconded by Cllr Maunder

Committee RESOLVED unanimously to attend any EDDC Planning Committee meeting to which the application is referred to for determination.

Proposed by Cllr Maunder and seconded by Cllr R Sexton

25/83/P EDDC Draft Local Plan

Cllr R Collins spoke against the approach taken by EDDC in formulating the draft Local Plan and advised that EDDC were only seeking comments on the changes proposed.

Cllr R Sexton spoke about the lack of infrastructure to support the proposed housing, the lack of sports facilities proposed, the difficulties surrounding affordable housing and EDDC's lack of vision and ambition for employment opportunities.

Members RESOLVED unanimously to recommend the following responses as Honiton Town Council's responses to the second Regulation 19 consultation Chapter 5 Development in the Towns and Villages

Proposed by Cllr Maunder and seconded by Cllr Fowles

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**

1. (b) Does your comment relate to one of the changes listed above?

No

1. (c) If the comment is related to a site, please state the site reference here:

Honi_ 12 and Honi_18

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

Proposed answer: **No**

2 (a). If yes, and you wish to support the legal compliance of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.

Honiton Town Council supports the removal of Honi_12 from the site allocations in the draft Local Plan. Honi_12 provides amenity value to Honiton residents and is located within a National Landscape. A very well used public footpath goes through the site, which could not be replaced if the site was developed.

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: **Honiton Town Council reiterates its opposition to the inclusion of Honi_18.**

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 EDDC failed to properly consult on the allocation of Honi_18 and therefore its inclusion in Strategic Policy SD03: Honiton and its development allocations is not legally compliant.

Concerns were also raised about the proposed access to the site.

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_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_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.

EDDC failed to properly consult on the allocation of this site and its inclusion in Strategic Policy SD03: Honiton and its development allocations is not legally sound.

Members of the Planning Committee also raised concerns regarding the proposed access to the site

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_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**

Signed Chair

Date: 6th January 2026

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_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.

EDDC failed to properly consult on the allocation of this site and its 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.**

The Committee in addition discussed the lack of burial space in Honiton with the current cemetery having only 2 years of capacity left. The Committee acknowledged that the draft Local Plan did not seek to address such issues but wished to highlight the issue to East Devon District Council.

25/84/P To close the meeting.

The Chairman closed the meeting at 20:50pm.

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