



All members of the Planning and Licensing Committee are hereby summoned to a meeting of the  
**Planning and Licensing Committee**  
to be held on  
**Thursday 13 July 2017 commencing at 6pm in Cullompton Town Hall**

*Judy Morris*

**SIGNED:** Mrs Judy Morris (Town Clerk)

**DATE:** 7 July 2017

Membership: Councillors: Eileen Andrews, Gordon Guest, Janet Johns, Kate Haslett and Richard Thorne.

## **AGENDA**

1. **Apologies:** To receive apologies for absence.
2. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests.
3. **Minutes:** To agree the minutes of the Planning and Licensing Committee meeting held on 8 June 2017 (Appendix A).
4. **Public Question Time:** To accept questions from members of the public present at the meeting.
5. **Planning and Licensing Matters:**
  - a. To consider and make comment on planning applications received for Cullompton 21 and available to view at the [Planning Portal](#):
    - i. [17/00991/FULL](#) - Mr W Ellworthy  
Erection of a dwelling at Holly House, Willand Road, Cullompton.
    - ii. [17/00983/HOUSE](#) - Mr R Thorne  
Erection of front porch at 10 Raleigh Drive, Cullompton.
    - iii. [17/01049/FULL](#) - Mr and Mrs Hitt  
Formation of new track and access for residential use at Land at NGR 302670 102989 (Newcourt Barton), Langford.
    - iv. [17/1000/LBC](#) - Mr R Sivlal  
Listed Building Consent for structural repairs to East and South elevations, including replacement of existing cement render with lime render. at Manor House Hotel, Fore Street, Cullompton.

b. To receive planning determinations and consider any other planning matter brought forward at the discretion of the Chair.

c. To consider applications from neighbouring Parishes.

6. **Neighbourhood Plan:**

i. To receive an update.

ii. To respond to MDDC's e-mail of 2 June 2017 (Appendix B).

7. **Correspondence:** To consider correspondence received after the despatch of this Agenda.

8. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 27 July 2017 commencing at 6pm.



**Planning and Licensing Committee**

held on

**Thursday 8 June 2017 commencing at 6pm in Cullompton Town Hall**

Membership: Councillors: Eileen Andrews, Gordon Guest, Janet Johns, Kate Haslett and Richard Thorne

Those present: Councillors Eileen Andrews, Janet Johns, Gordon Guest, Iain Emmett, Kathryn Haslett and Richard Thorne\*.

3 members of the public.

The Assistant Town Clerk (Clerk).

**DRAFT MINUTES**

1. **Apologies:** There were no apologies for absence received.

2. **Elections:**

a. To elect a Chairman for the Civic Year 2017-2018.

Councillor Gordon Guest was elected Chairman of the Planning and Licensing Committee for the Civic Year 2017-2018. Proposed Councillor Eileen Andrews, seconded Councillor Janet Johns.

b. To elect a Vice-Chairman for the Civic Year 2017-2018.

Councillor Kathryn Haslett was elected Vice-Chairman of the Planning and Licensing Committee for the Civic Year 2017-2018. Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett.

*\*Councillor Richard Thorne joined the meeting.*

3. **Terms of Reference:** To consider and recommend adoption of the Terms of Reference for the Planning and Licensing Committee.

**RECOMMENDATION:** That the Terms of Reference for the Planning and Licensing Committee read as follows:

**"4.2 Planning & Licensing Committee**

**Terms of reference**

- i. The Committee shall meet twice a month with the Chairman having discretion to call extraordinary meetings as required.
- ii. To respond to all planning and licensing applications where the Council is consulted having due regard for:
  - The National Planning Policy Framework.
  - The Planning Authority's Local Plan.

- The Conservation Area Management Plan.
  - The Greater Exeter Strategic Plan.
  - The view of parishioners as appropriate.
  - All other information and advice that may be available.
- iii. To represent the council at meetings of Mid Devon District Council's Planning & Licencing Committees and to make written or verbal representation on behalf of the council in the event of a planning or licencing application being appealed.
  - iv. The Chairman shall refer any major or contentious planning application to the council for consideration.
  - v. To advise the Council as required on all matters associated with the Local Development Plan and any other planning consultation documents.
  - vi. To oversee the production and implementation of a Neighbourhood Plan."

Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.

4. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests:

Councillor Richard Thorne declared a personal interest in Planning Application 17/00792/FULL in that he is resident in the area of the proposed development.

5. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 11 May 2017 were adopted a true and correct record of the meeting and signed as such. Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett.

6. **Public Question Time:** To accept questions from members of the public present at the meeting.

All members of the public present had concerns, in relation to planning application 17/00792/FULL:

- It will result in the removal of popular and well used public play space.
- That the design of the proposed dwellings does not sit well with the existing dwellings in the vicinity.
- That the land is owned by MDDC and not 3 Rivers Development. It is further believed that there is a covenant on the land to keep it as open space.
- There will be a removal of substantial off-road parking which will exacerbate an already congested parking situation in Headweir Road. Headweir Road has become a rat-run for commuters to get to and from the motorway and only the cars parked in the vicinity of this site currently calm traffic.

7. **Planning and Licensing Matters:**

- a. To consider and make comment on planning applications received for Cullompton 21 and available to view at the [Planning Portal](#):

- i. 17/00792/FULL – Mr Sanderson, Three Rivers Development Limited  
Erection of 2 dwellings at Land at NG 302323 107962 Adjacent to 75 Head Weirat Road, Cullompton.

**The Assistant Town Clerk is requested to establish land ownership (MDDC or not). Mrs Widgery has tried several times to purchase a part of the site in order to expand her garden.**

It is recommended that this application is refused on the grounds of a significant loss of public amenity and that the proposed development is not in keeping with the existing dwellings. Headweir Road is used as a through road although the design of the road is considered to be inadequate for this purpose and these proposed dwellings will probably exacerbate the traffic speeds by removing cars parked on street. High fencing surrounding the site will create a potentially unsafe alley to the south.

**Proposed Councillor Gordon Guest, seconded Councillor Eileen Andrews.**

- ii. 17/00836/ADVER – TUI UK  
Advertisement Consent to display 1 non-illuminated fascia sign and 1 hanging sign at First Choice, 1 Fore Street.  
**Recommend grant permission. Proposed Councillor Iain Emmett, seconded Councillor Kathryn Haslett.**
  - iii 17/00884/HOUSE – Mr & Mrs Gozna  
Erection of an extension over garage and rear ground floor extension at 18 Oak Drive.  
**Recommend grant permission. However, there is serious concern that this extension has the potential to generate several more vehicles to park in an already congested area without further parking provision within the curtilage. Proposed Councillor Gordon Guest, seconded Councillor Eileen Andrews.**
  - iv 17/00830/FULL – Mr K Pilgrim  
Erection of extension to existing vehicle repairs, steel fabrication and MOT work, building at Land & Buildings at NGR 300396 107395 (Butts Farm), Knowle.  
**Recommend grant permission. Proposed Councillor Eileen Andrews, seconded Councillor Janet Johns.**
  - v 17/00879/HOUSE – Mr & Mrs Waring  
Erection of two-storey side extension and front entrance porch at 20 Culm Lea.  
**Recommend grant permission. However, there is concern that this extension has the potential to generate more vehicles to park in an already congested area without further parking provision within the curtilage. Proposed Councillor Gordon Guest, seconded Councillor Iain Emmett.**
- b. To receive planning determinations and consider any other planning matter brought forward at the discretion of the Chair.
- (i) To consider and nominate an individual to attend a meeting of the Licensing Sub-Committee on Monday 12 June 2017 commencing at 11:00 with reference to the licensing application for the Charcoal Grill at 27 Fore Street, Cullompton. This matter has been overtaken by events as the application for a License at 27 Fore Street by Charcoal Grill has been withdrawn.
- c. To consider applications from neighbouring Parishes. None.

8. **Neighbourhood Plan:** Gordon Guest reported that:

- Jennie Clifford of MDDC is currently incapacitated and MDDC are seeking a short term replacement – Tina Maryan is likely to be this individual although some Neighbourhood Plan related decisions may be deferred.
- Several questions have been asked by MDDC concerning the Neighbourhood Plan and its relationship with the Garden Village proposal that will be considered by the Neighbourhood Plan Steering Group. These will be considered and replied to in detail at the next meeting of the Planning Committee.
- Michael Speirs can apply for further grant funding but is currently unsure where, exactly, the grant should be applied for. This will be further considered by the Steering Group.
- In terms of the Neighbourhood Plan housing allocations, it was reported that, in principle, the Rugby Football Club is content to have its land allocated for housing, and will supply this aspiration in writing in due course.

Devon Wildlife Trust can provide a limited free consultancy on suitable planting for the open space in new developments, particularly along the water courses. They can also advise and provide strategic consultancy services, for a fee, for the wider area. Plymouth has used S106 funds to finance such consultations and Exeter has funded an Officer to do similar work.

It was suggested that the Neighbourhood Plan should have a policy within it that will guide planting and other guidance on open spaces in future developments.

9. **Correspondence:** To consider correspondence received after the despatch of this Agenda:

- a. A letter from MDDC stating that the [Tiverton EUE Area B consultation](#) is now open.
- b. MDDC's response to the letter from this council concerning the enforcement of the Construction Management Plan in Cullompton (this will be taken to the Full Council by the Town Clerk).

10. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 22 June 2017 commencing at 6pm.

**From:** Jenny Clifford [REDACTED]  
**Sent:** 02 June 2017 14:24  
**To:** Judy Morris  
**Cc:** [REDACTED]

**Subject:** Knowle Lane, Cullompton and garden village funding (neighbourhood plan)

Dear Judy,

1. Please find attached my response to the Town Council's letter about construction management at Knowle Lane.
2. I am currently considering your request for additional funding support the neighbourhood plan process. It would be of great assistance if I could receive more information on the following:
  - i) Latest thinking on how the neighbourhood plan might respond to the garden village – what sort of aspirations, policies or allocations are being envisaged? (Don't worry I'm not asking for wording of these, but more understanding of the scope of the plan's response to the GV).
  - ii) The remaining steps / stages that you envisage the emerging plan going through in order to produce a final draft ready for examination and referendum.
  - iii) Do you have any idea of timescale for these steps (fully realising of course that you have been waiting for our Local Plan submission /adoption). So how quickly post our plan adoption do you envisage submitting yourselves.
  - iv) Whether the money requested is intended to support the response of the plan to GV issues, to support GV related evidence, wider issues /evidence in general across the plan area or to generally achieve progress towards adoption of the whole plan.

The reason for asking all these difficult questions is that we are accountable to the DCLG for spend on the GV project. We will have an opportunity to bid for additional funding shortly and will need to account for spend to date, give justifiable prioritisation for any remaining funding already obtained together with a clear specification for further funds sought. We will need to make a case for further funds – how they relate to the project and contribute to its delivery. I am very willing to consider adding to our funding ask to help support the neighbourhood plan but we will need to make a clear case of what is needed and why in relation to this project. I was surprised by the high amount of the financial ask in your letter.

The Government's garden village funding is a source of money that is available to competitively bid for and go after. Unfortunately I do not have much flexibility in my service budget. You will be aware that as a Council we get some money for neighbourhood plans dependent upon their stage towards adoption. The Council will be using this expected money towards the cost of supporting the plan financially through examination and referendum.

I look forward to hearing from you.

Please note that I will now be away from the office for approximately 6 weeks to recover from an operation. In my absence Tina Maryan will be picking up on garden village issues. Alison Fish has been working on the construction management issues.

Regards  
Jenny

**Jenny Clifford (Mrs) / Head of Planning, Economy and Regeneration / Mid Devon District Council / Phoenix House / Phoenix Lane / Tiverton / Devon EX16 6PP**

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