



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 24 August 2017 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 18 August 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 27 July 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. [17/00824/FULL](#) – Mr and Mrs C Fisher
Erection of 3 dwellings with associated access and parking provision at Springbourne, Exeter Road, Cullompton.
 - ii. [17/00831/LBC](#) – K Darler (TUI Limited)
Listed Building Consent for the display of non-illuminated logo and projector signs at TUI Limited, 1 Fore Street, Cullompton.
 - iii. [17/01067/FULL](#) – Mr J Bartley
Change of use of farm building and adjacent yard from agricultural use to a mixed use of cider production and agriculture at Weekes Farm, Mutterton.

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

17/00833/FULL - Erection of two-storey extension at Culm Valley Care Centre Gravel Walk Cullompton. GRANT PERMISSION.

17/00901/CLP - Certificate of Lawfulness for the proposed formation of access and provision of hardstanding for the parking of vehicles at 3 Willand Road Cullompton. GRANT PERMISSION.

17/00904/HOUSE - Erection of single storey extensions to side and rear and porch to front and erection of garden store at Oburnford Cottage Cullompton. GRANT PERMISSION

17/00916/ADVERT - Advertisement Consent to display 2 non-illuminated fascia signs and 1 hanging sign at Jurassic Coast Coffee Limited 2 High Street Cullompton. GRANT PERMISSION.

17/00973/FULL - Erection of 2.4 metre high perimeter fence with access gate at Land and Buildings at NGR 303161 108402 (Venn Farm) Cullompton. GRANT PERMISSION.

17/00983/HOUSE - Erection of front porch at 10 Raleigh Drive Cullompton. GRANT PERMISSION

17/00991/FULL - Erection of a dwelling at Holly House Willand Road Cullompton. PERMITTED WITH CONDITIONS TO DISCHARGE.

17/1000/LBC - 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. PERMITTED WITH CONDITIONS TO DISCHARGE.

- c. To consider applications from neighbouring Parishes.

6. **Neighbourhood Plan:**

- i. To receive a Neighbourhood Plan update (Appendix B).
ii. Neighbourhood Plan verbal update as required.

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 14 September 2017 commencing at 6pm.



Planning and Licensing Committee
held on
Thursday 27 July 2017 commencing at 6pm in Cullompton Town Hall

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

Those present: Councillors Kate Haslett (in the chair), Eileen Andrews, Daniel Barnes, Janet Johns, Iain Emmett and Richard Thorne.

DRAFT MINUTES

19. **Apologies:** Apologies for absence were received and accepted from Councillor Gordon Guest (personal).
20. **Declarations of Interests:** None
21. **Minutes:** The minutes of the previous Planning and Licensing Committee meeting held on 13 July 2017 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Kate Haslett.
22. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.
22. **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. [17/01127/FULL](#) – Mr and Mrs C R Down

Erection of an agricultural worker’s dwelling at Land and Buildings at NGR 302513 103518 (Weavers’ Meadow), Langford.

RESOLVED: No objections – Proposed Cllr Janet Johns, seconded Cllr Iain Emmett
 - ii. [17/01170/MOUT](#) – Codex Land PCC

Outline application for the erection of up to 200 dwellings, together with associated infrastructure and other works, including vehicular access, on land comprising northern portion of Phase 1 of the North West Cullompton Urban Extension at Land at NGR 302186 108607 North of Rull Lane and to The West of Willand Road, Cullompton.

RESOLVED: As the Committee has a number of concerns about a number of aspects of this application request a time extension and invite a Planning

Officer to attend the next meeting to explain and discuss the application in detail. Proposed Cllr Daniel Barnes, seconded Cllr Janet Johns.

NOTE: Concerns included:

Affordable Housing: Would expect developers to adhere to the Master Plan policy of 35%.

Access: Roundabout at the Millennium Way/Willand Road junction is not considered suitable for large vehicles and will require improvement. Cllr Eileen Andrews asked that it be recorded that she strongly objects to the proposed site access.

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

The following applications have been granted conditional planning consent:

17/00830/FULL – Land & Buildings at NGR 300396 107395 (Butts Farm), Knowle – Erection of extension to existing vehicle repairs, steel fabrication and MOT works building.

17/00879/HOUSE – 20 Culm Lea, Erection of two-storey extension and front entrance porch.

17/00884/HOUSE – 18 Oak Drive, Erection of an extension over garage and a rear ground floor extension.

- c. **To consider applications from neighbouring Parishes:** None

23. **Neighbourhood Plan:** Confirmation that request for funding has been submitted to MDDC, hope to have an answer by the middle of next week. Iain Emmett will give a Garden Village update at the next meeting.
24. **Correspondence:** To consider correspondence received after the despatch of this Agenda.
- a. **Garden Village Stakeholders Forum:** Request from MDDC for names of local organisations etc. that should be represented at the Stakeholders Forum. Names to be submitted to MDDC.
- b. Cllr Eileen Andrews reported that she had requested that MDDC change the name from the Culm Garden Village to the Cullompton Garden Village.
25. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 10 August 2017 commencing at 6pm.

CULLOMPTON NEIGHBOURHOOD PLAN STEERING GROUP MINUTES OF THE MEETING – WEDNESDAY 9th AUGUST 2017

Present: Michael Speirs – Vice Chair; Cathy Penharris – Vice Chair; Jenny Penharris – Secretary; Eileen Andrews – Town Council; Roy Gould – Town Team; Steve Hellier – Highways England; Lou Maddocks – Administrator; Ann McClements – Senior Voice; Paul Weston - Consultant

1. Apologies

Gordon Guest

2. Acceptance of the Minutes of meeting 12th July 2017

Prop: Ann McClements

Sec: Cathy Penharris

All in favour

3. Matters Arising

Item 10 - AOB – Culm Garden Village will be changed to Cullompton Garden Village

4. AECOM SEA REPORT

Conservation area – additions to TC02. Modifications will be ready for Regulation 14 Consultation.

5. REGULATION 14 CONSULTATION

To be advertised in the Culm Valley Gazette, Cully Crier, emails etc.

Additional paragraph of supplement to MDDC Local Plan on first page.

Proposal from Ann McClements that sections are rephrased to make them consumer friendly or left as they are.

Prop: Ann McClements

Sec: Michael Speirs

Carried that they are

rephrased

Additional copies of each section to be available to take away and corresponding section of the Draft Plan and a comment sheet.

6. Land Allocation

(i) Swimming Pool Campaign. Paul to write a policy to allocate land and then send to Nick at AECOM. SPC will need legal advice on drawing up agreement, viability report and evidence for pool to be built on the land. This to be available by the end of the Reg 14 consultation otherwise a Neighbourhood Development Order will have to be issued.

(ii) Rugby Club. Further evidence is needed to provide allocation of site. Policy TC02 to be left in Draft Plan.

Proposal that Rugby Club is asked to provide details and evidence of an agreement between the Rugby Club and landowners. This information to be available by the end of the Reg 14 consultation.

Prop: Michael Speirs

Sec: Cathy Penharris

All in favour

7. Budgets

Current budget cleared.

£6000 could be available in next grant application which has to be used within 6 months. Do we meet criteria of major growth or allocation of land?

No further business.

Date of next meeting – Wednesday 13th September 2017