



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 25 October 2018 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 19 October 2018

Membership: Councillors Eileen Andrews, Daniel Barnes, Iain Emmett, Gordon Guest, Kathryn Haslett, Janet Johns, Lloyd Knight.

AGENDA

1. **Apologies:** To receive apologies for absence.
2. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests. *Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.*
3. **Minutes:** To agree the minutes of the Planning and Licensing Committee meeting held on 11 October 2018 (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](#) and listed at Appendix B.
 - b. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair.
 - c. To consider applications from neighbouring Parishes.
6. **Neighbourhood Plan:** To receive an update.
7. **Correspondence:** To receive any correspondence received after the dispatch of this Agenda.
8. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 8 November 2018 commencing at 6pm.

In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are very welcome to attend this meeting.

Members of the public will only be permitted to speak at the beginning of the meeting during Public Question Time.



Planning and Licensing Committee

held on

Thursday 11 October 2018 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Daniel Barnes, Iain Emmett, Gordon Guest, Kathryn Haslett, Janet Johns, Lloyd Knight.

Those present: Councillor Gordon Guest (Chair), Janet Johns, Eileen Andrews*

Councillor Martin Smith*, Mr Tristan Peat and Mr Mike Parker of Mid Devon District Council.

The Assistant Town Clerk (Clerk)

*for part of the meeting only.

DRAFT MINUTES

70. **Apologies:** To receive apologies for absence.
71. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests. *Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.*
72. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 27 September 2018 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.
73. **Public Question Time:** To accept questions from members of the public present at the meeting. None.
74. **Affordable Housing:** The Committee held a discussion and Q&A session with Tristan Peat and Mike Parker of Mid Devon District Council concerning the provision of affordable housing in property developments in Cullompton. The slides provided are at Appendix A.

**Councillor Eileen Andrews left the meeting at approximately 6.35pm.*

As the meeting was no longer quorate, it was closed at 7.45pm.

75. **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](#) and listed at Appendix B.
 - b. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair.
 - c. To consider applications from neighbouring Parishes.
76. **Neighbourhood Plan:** To receive an update.
77. **Correspondence:** To receive any correspondence received after the dispatch of this Agenda.
78. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 25 October 2018 commencing at 6pm.

Affordable Housing In Mid Devon

Presentation to Cullompton Town Council
11th October 2018

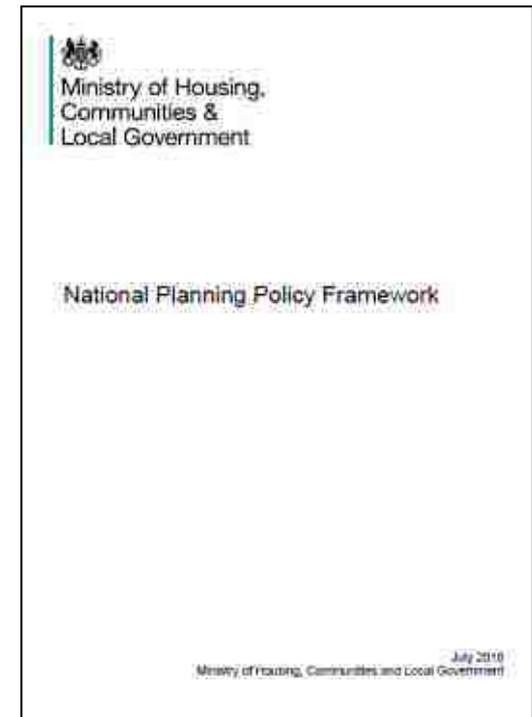
Tristan Peat – Forward Planning Team Leader

Mike Parker – Housing Options Manager

What is meant by ‘Affordable Housing’

NPPF 2018 – Annex 2 Glossary

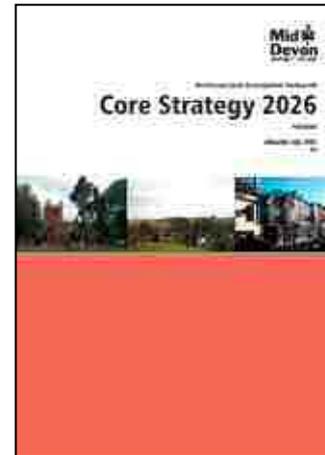
“housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:[for affordable housing for rent, starter homes, discounted market sales housing, other affordable routes to home ownership]”



Current Local Plan Policies

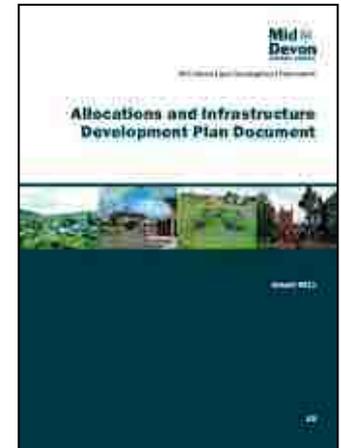
Core Strategy (2007)

COR1, COR3, COR12 – COR18



Allocations and Infrastructure DPD
(2011)

AL/DE/2, 3, 4, 5 and 6



LP Part 3 Development Management
Policies

DM9



Supplementary Planning Document

‘Meeting Housing Needs’ (SPD) June 2012.

Includes...

Tenure and size mix

Local connection: exception sites

Development viability

Developer contributions

Assessing rural housing needs



Current Thresholds in Mid Devon

Affordable Housing Provision in Mid Devon		
Location	Site threshold	Method of provision
Tiverton, Cullompton, CREDITON (within defined settlement limits)	Sites of 11 or more dwellings. Affordable housing cannot be requested in connection with sites of 10 dwellings or less with a maximum combined gross floorspace of 1000sqm.	Provision can be on-site or through financial contributions towards off-site provision. 35% affordable housing, subject to viability.
Elsewhere in Mid Devon (designated rural area)	Sites of 6 to 10 dwellings. Affordable housing cannot be requested in connection with sites of 5 dwellings or less.	Financial contributions towards off-site provision. Provision cannot be asked for on-site.
	Rural exception sites.	Provision is made on-site, with potential for some market housing.

Mix and dwelling sizes

SPD policies MHN/1 and MHN/2 concern the mix of affordable housing (tenures) and dwelling sizes (bedrooms)

Tenures sought: Social Rented Housing (60%) and Intermediate and Affordable Rent Housing (40%)

Last 4 years - Registered Providers have not provided any social rented housing. This has generally resulted in 60% Affordable rented housing and 40% other discounted housing options being provided in the district

Mix and dwelling sizes

New housing developments should contain a mix of dwelling sizes. On sites of more than 5 dwellings, development should be in the following proportions, taking account of local character:

Tenure	Bedroom Size (%)			
	1 Bed	2 Bed	3 Bed	4 Bed +
Market sector	60		40	
Intermediate	20	80	0	
Social and Affordable Rented	50		50	

Need and local connections

AIDPD Policy AL/DE/4 “The occupation of affordable housing will be limited to households in need of affordable housing in accordance with appropriate officially published criteria such as those used by the Housing Authority for social rented housing and the Homes and Community Agency for intermediate housing.”

SPD policy MHB/6 – on rural exceptions sites – local connections test. Annex 1 – detailed ‘cascade criteria’ e.g. consider period of continuous residence (at least 5 years), permanent employment, relatives in the parish etc. Updated following changes to legislation regarding Armed Forces personnel (refer to MDCC Homes Policy Development Group 23rd May 2017)

Mid Devon Local Plan Review

Examination – current

Adoption – expected Spring / Summer 2019

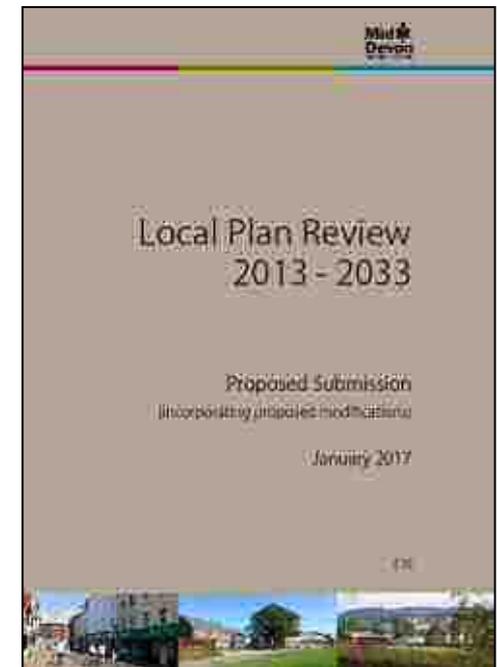
Policy S3 Meeting Housing Needs

28% in main towns and 30% elsewhere

Site threshold of 11 more dwellings (main towns). Elsewhere on sites of 6 to 10 dwellings on-site provision or off-site provision through financial contributions.

S14 Countryside

DM6 Rural exceptions sites



Summary of Affordable dwellings completed 17/18

Area	Location	Allocated site	Unallocated site	Total
CENTRAL	Tiverton	38	0	38
	Rural	0	9	9
EAST	Cullompton	48	18	66
	Rural	2	0	2
WEST	Crediton	0	0	0
	Rural	0	0	0
Total		88	27	115

Summary of Affordable dwellings completed 16/17

Area	Location	Allocated site	Unallocated site	Total
CENTRAL	Tiverton	11	0	11
	Rural	0	0	0
EAST	Cullompton	0	12	12
	Rural	7	0	7
WEST	Crediton	0	0	0
	Rural	0	0	0
Total		18	12	30

Summary of Affordable dwellings completed 15/16

Area	Location	Allocated site	Unallocated site	Total
CENTRAL	Tiverton	22	0	22
	Rural	0	0	0
EAST	Cullompton	0	0	0
	Rural	0	0	0
WEST	Crediton	0	0	0
	Rural	0	1	1
Total		22	1	23

Delivery
achieved

Town and Parish Councils

Town and Parish Councils can help us achieve more affordable homes in Mid Devon.

We welcome opportunities to work with you, together with willing landowners, to look at potential 'rural exception sites' adjoining settlements for affordable housing to help meet a proven local housing need. This can include low-cost and also self-build housing.

You can also include choose to allocate sites, or include policies for affordable housing in a Neighbourhood Plan or a Neighbourhood Development Order.

Town and Parish Councils

Community Housing Fund

£163 million available in England up to 2020 / 2021

To help increase the number of additional homes delivered by the community –led housing sector that are affordable

Tell us about local groups and organisations that are interested

<https://www.gov.uk/government/collections/community-housing-fund>



Useful Links

Core Strategy 2026

https://www.middevon.gov.uk/media/103617/core_strategy_adopted.pdf

Allocations and Infrastructure DPD

https://www.middevon.gov.uk/media/103618/final_version_of_the_aidpd_january_2011_.pdf

Local Plan Part 3 – Development Management Policies

https://www.middevon.gov.uk/media/103619/local_plan_part_3_adopted_october_2013.pdf

Mid Devon Local Plan Review – submission with modifications (Jan 2017)

<https://www.middevon.gov.uk/media/343289/web-version.pdf>

Mid Devon Local Plan Review – schedule of minor modifications

<https://www.middevon.gov.uk/media/343278/sd14-schedule-of-proposed-minor-modifications-march-2017-v2.pdf>

Meeting Housing Need SPD

<https://www.middevon.gov.uk/media/85180/housing-needs-adopted.pdf>

Report to Homes PDG 23.05.2017

<https://www.middevon.gov.uk/media/345299/report-to-homes-pdg-23052017.pdf>

Printed minutes Homes PDG 23.05.2017

<https://www.middevon.gov.uk/media/345300/printed-minutes-23rd-may-2017-homes-pdg.pdf>

NPPF 2018

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740506/National_Planning_Policy_Framework_print_version.pdf

Government – Community Housing Fund: prospectus

<https://www.gov.uk/government/publications/community-housing-fund-prospectus>

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 11 OCTOBER 2018

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
18/01649/FULL	DEL	Mr F Dalzell, Monks Walk, Fore Street, Cullompton, EX15 1JS	Mr M Farmer	Erection of 5 two storey dwellings at Land at NGR 302225 107308 (Monks Walk), Middle Mill Lane, Cullompton	