



Full Council meeting
held on
Thursday 12 February 2015 commencing at 6.30pm at Cullompton Town Hall

DRAFT MINUTES

Those present: Gordon Guest, Claire Francis, Chaim Ebanks, Anthony Buczkowski, Jim Young, Michael Speirs,

139. **Apologies:** To receive apologies for absence. Rachel Sinclair, Pauline Hammett and Eileen Andrews.

140. **Declarations of Interests:** The following declarations of disclosable pecuniary interests or any other pecuniary, non-pecuniary or personal interests were made:

All present declared a personal interest in Planning Application 15/00129 as the applicant is known to them.

141. **Minutes:** The Minutes of the meeting held on 22 January 2015 were adopted as a true and correct record of the meeting and signed as such.

142. **Public question time:** As there were no members of the public present, this section of the meeting did not take place.

143. **Chairman's Announcements.** The Chairman had the following announcements to make:

The Chairman stated that he has browsed the Local Plan review and the map is significantly different from the original consultation document and has advised that members compare both before forming an opinion on the matter. Cullompton Town Council needs to respond as a council, although members are more than welcome to make individual responses, and are invited to make representations to the Town Clerk and Assistant Town Clerk no later than 13 March 2015.

He met with Neil Parish concerning rural broadband issues. This is an unusual issue in Cullompton in that most of the town has high speed broadband but those ½ mile outside don't, and further deterioration in broadband speeds occurs as the distance from the centre increases. Neil Parish is very concerned about this issue.

144. **Planning matters:**

- a. To consider and make comment on current planning applications. Applications are available to view at the Mid Devon District Council [Planning Portal](#):
- i. **15/00101/FULL – Mrs J Turner**
Erection of garage and utility and conversion of existing garage into ancillary accommodation at 30 Siskin Chase, Cullompton.
Recommend grant permission.
 - ii. **15/00129/FULL – Mrs N Woollatt**
Notification of intention to remove two conifer trees within a Conservation Area at Higher Mill, Higher Mill Lane, Cullompton.
Will accept the Tree and Planning Officers' determinations.
- b. To consider applications from neighbouring parishes. There were no applications from neighbouring Parishes to consider.
- c. To consider the enforcement action at 22A Fore Street, New Cut, Cullompton. Councillor Anthony Buczkowski wished to discuss this matter. The Assistant Town Clerk reported that, having consulted with MDDC Enforcement, the last formal enforcement action taken in respect of this property was in 2011 when it became multiple occupancy without planning consent. At that time, MDDC resolved to take no enforcement action against the landowner.

However, Anthony Buczkowski discovered an agenda item for a Mid Devon District Council Planning Committee meeting in June 2014 concerning enforcement action proposed over external modifications made to the building without planning consent (ENF/13/00060/LS). The Assistant Town Clerk will make enquiries with MDDC Planning Enforcement to determine what action, if any, was taken.

145. **Neighbourhood Plan Update:** To discuss the following documents:

- a. Cullompton Neighbourhood Plan Draft Themes, Aims and Objectives (Appendix B).

Items 145a and 145b were discussed at the same time.

Michael Speirs introduced a new document comparing the proposed aims and objectives document with the Local Plan policies and indicated that there are some areas that have been identified that the Steering Group feel need to be strengthened in the Neighbourhood Plan.

He also stated that policies can only be formulated on responses made at the public consultation and, as only 400 people did so, there is a relatively small sample to work from. 2 further consultation stages are when the drafts are produced after which it will go to the Planning Inspector followed by a referendum at which a simple majority of those who vote will decide the matter. It should be noted, however, that there will be a need to study potential policies to establish a requirement for them or they may be rejected at the inspection stage.

Comments will be required to be forwarded to Paul Weston by 20 Feb 15 for inclusion in the draft NP Policies document.

The document was discussed in detail and it was considered that:

- A number of Local Plan policies need to be strengthened and made more site or topic specific if they are to have an impact in Cullompton. For example, the policy dealing with the protection of green spaces should detail which green spaces need to be protected, such as the CCA Recreation Fields and Swallow Way.
- There may be a policy required specifying the width of roads and pavements in new development in order to make them suitable for the number of cars using the roads and the number of pushchairs, wheelchairs and mobility scooters that will use the paths.
- That a specific policy on the provision of allotments and a community orchard as a result of new developments.
- That a policy requiring infrastructure (such as a through road) should be completed before the housing development starts. For example, with piecemeal developments of large sites the road through the estate can take many years to be completed which is often later than it is required.
- That it may be worth including a policy that it is an aspiration of the council to have Fore Street made 1 way from the Manor Hotel to the Hayridge Centre as soon as an alternative through traffic route is available.
- That a policy on linking new housing developments to the town centre by way of cycle- and foot paths to the centre from outlying estates.
- That there should be a policy to ensure that flood alleviation and drainage schemes are sufficient and functioning in new developments. There is much anecdotal evidence that retention basins are potentially dangerous but there are engineering solutions to manage them.
- In theory, the plan could say that every house built should have solar panels installed or that community wind farms could be constructed. Alternatively, there could be a policy detailing that all electricity meters installed should be of a type suitable to connect solar panels at a later date or that an option to install solar panels should be offered by developers at the off-plan stage together with kitchen and carpet options.
- It was considered that, for the sustainability of the town, more larger family accommodation is required in which families will settle and put down roots rather than small “starter” accommodation with a relatively high turnover of residents who feel no “ownership” of the town. Michael Speirs stated that the mix of housing as well as things like construction material can be specific in the Neighbourhood Plan although there cannot be a policy on the need for affordable housing as this is a national issue.
- A policy should be included on the number of parking spaces provided and the outside space available for, for example, the drying of laundry and the storage of the multitude of bins that will be required in future.
- A policy for play areas encouraging a more consolidated approach – rather than having lots of small play areas with limited equipment, having fewer and larger areas that are more family friendly. In addition, the provision of Multi Use Games Areas should be considered.
- There should be a policy to make provision of land for self-builders.

- Town Centre policies could make more of the heritage and culture which may open heritage and culture funded streams to make improvements. To protect the town centre, a policy could be included forbidding the conversion of retail space into residential. In addition, a policy to retain the former cinema for community use may prove beneficial although it is acknowledged that this, and other buildings, is in private ownership.
- It was acknowledged that Cullompton has far more free shoppers' parking than many towns in the county and that this should be preserved. Further, there is a possibility of expanding the residential parking in, for example, Crow Green and on Willand road by using some existing green space.
- There is very large potential in Cullompton to create "town squares" off the town centre and that there is a need for an aspiration policy along these lines in the Neighbourhood Plan.
- There should be policies that support:
 - Public art installations.
 - Outdoor events.
 - Certain types of change-of-use, for example, a change from retail to café or art gallery.
 - A multi-use entertainment complex outside the centre.
 - The continued improvement of Junction 28.
 - A swimming pool. If the policy concerning the swimming pool designates a specific site, no planning permission will be required when the project comes to be built.

RESOLVED: To continue the meeting in excess of 2 hours until approximately 9pm.

- There is a requirement for policies regarding sports facilities, such as the relocation of the rugby and football clubs who will require significant expansion at the same time in addition to the cricket club who will require two co-located pitches.
- Transport policies will be required such as:
 - Control and flow of traffic taking it away from the town centre at all times, although studies will be required.
 - There is no in-depth study concerning the requirement for a railway station although a site for such is included in the on-going Local Plan Review.
 - A policy that states that nobody should have to walk more than 200m without somewhere to sit.
- In future, a policy stating that community buildings should be occupied with 3 years should be extended to 5 years with a clause stating that, should a community building not be occupied and the site reallocated for dwellings, a cash sum should be put forward in lieu to improve and enhance an existing community building.
- Paul Weston recommends a study into "dementia friendly" estates that are not clones of each other and make it easier for those suffering from dementia able to find their way around.

b. Cullompton Neighbourhood Plan Objectives to Policies and Actions (Appendix C).

146. **Correspondence:** To receive correspondence received after the despatch of this Agenda.
None.
147. **Date and time of the next meeting:** To confirm the date and time of the next Planning Committee meeting as Thursday 26 February 2015 commencing at 6pm and the Full Council as Thursday 26 February 2015 commencing at 7pm.