



## Planning and Licensing Committee

held on

**Thursday 11 August 2016 commencing at 6.30pm at Cullompton Town Hall**

Membership: Councillors Eileen Andrews, Anthony Buczkowski, Gordon Guest, Janet Johns, Christopher Standford, Kate Haslett.

Those present: Councillors Gordon Guest (Chair), Rachel Sinclair, Eileen Andrews, Janet Johns, Kathryn Haslett, Martin Smith.

## DRAFT MINUTES

30. **Apologies:** Apologies for absence were received and accepted from Councillors Anthony Buczkowski (illness), Chris Standford (personal).
31. **Declarations of Interests:** There were no declarations of disclosable pecuniary and personal interests made.
32. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 28 July 2016 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Rachel Sinclair, seconded Councillor Janet Johns.
33. **Public question time:** There were no members of the public present.
34. **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. [16/01115/FULL](#) – Shell UK Retail  
Installation of a 5000 litre above ground AdBlue tank and 2 dispensers to HGV forecourt at Shell UK Ltd, Old Station Yard, Station Road, Cullompton.  
**Recommend grant permission. Proposed Councillor Gordon Guest, seconded Councillor Eileen Andrews.**

- ii. [16/01157/HOUSE](#) – Mr and Mrs C Northwood  
Erection of a single storey rear extension at 13 Bockland Close, Cullompton.  
**Recommend grant permission. Proposed Councillor Kathryn Haslett, seconded Councillor Rachel Sinclair.**
- iii. [16/01161/FULL](#) – Mr and Mrs R Arnold  
Change of use of land to allow the siting of a shepherd’s hut for tourism and formation of hardstanding for the parking of vehicles at land and buildings at NGR 298322 108694 (Barnfield), Cullompton.  
**Recommend grant permission. Proposed Councillor Rachel Sinclair, seconded Councillor Martin Smith.**

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

Gordon Guest reported that the Locally Led Garden Village (LLGV) project has received support from the Town Council, the Town Team and the Neighbourhood Plan.

- c. To consider applications for neighbouring parishes. None.

35. **Neighbourhood Plan Update:** To receive an update on the Neighbourhood Plan including a discussion surrounding the construction of roads in new housing development.

Cllr Gordon Guest reported that the Neighbourhood Plan Steering Group has written to MDDC expressing concern that that it had not signed up for 5,000 new dwellings as indicated in the LLGV expression of interest document.

The latest draft of the Neighbourhood Plan will be placed in the public domain for the purposes of forming a discussion document together with an online survey. Financing is becoming an issue, particularly in relation to the NP Consultant once the grants have been expended.

On the topic of roads through new developments, the following discussion took place:

- MDDC wish to have a road similar to Kingfisher Reach through the NW Extension and are opposed to a road similar to the old part of Swallow Way.
- A specific question will be asked in the online survey concerning the standard of the road built.
- The Neighbourhood Plan could, with public support, have a policy concerning the standard of the road through the NW Extension.
- Lea Road in Tiverton was cited as an example of what is possible and what should be strived for.

**RESOLVED:** To write to DCC, MDDC and James Turner (cc Neil Parish) requesting full details of the proposed road through the NW Extension including road width, predicted traffic and road safety matters. Proposed Councillor Gordon Guest, seconded Councillor Martin Smith.

**RESOLVED:** To write to the Chief Executives of Devon County Council and Mid Devon District Council expressing concern over the long term viability of the road

through Kingfisher Reach and the proposals for the road transiting the NW Extension. Proposed Councillor Kathryn Haslett, seconded Councillor Rachel Sinclair.

**RESOLVED:** To invite David Wilson Homes to attend a meeting of the council to discuss matters arising from the Kingfisher Reach development. Proposed Councillor Gordon Guest, seconded Councillor Rachel Sinclair.

36. **Devon Minerals Plan Consultation:** To consider modifications made to the [Devon Minerals Plan](#) following the initial consultation period. The council's response remains unchanged. Proposed Councillor Rachel Sinclair, seconded Councillor Kathryn Haslett.
37. **Correspondence:** To receive correspondence received after the despatch of this Agenda. None.
38. **Date and time of the next meeting:** To confirm the date and time of the next Planning Committee meeting as Thursday 25 August 2016 commencing at 6pm.