



Minutes of Planning and Licensing Committee meeting

held on

Thursday 26 November 2015 commencing at 6.00pm at Cullompton Town Hall

Present: Councillors Gordon Guest (Chair), Kate Haslett, Chris Standford, Janet Johns and Rachel Sinclair.

Mrs Judy Morris: Clerk, plus one member of the public

113. Apologies: Apologies were received and accepted from Councillors: Eileen Andrews (unwell), Anthony Buczkowski (unwell) and Deborah Christopher (personal).

114. Declarations of Interests: Cllrs Gordon Guest and Kate Haslett declared a personal interest with regard to discussion about the North West Extension.

115. Minutes: The Minutes of the previous meeting held on 12 November 2015 were approved and signed. Proposed Cllr Janet Johns, seconded Cllr Kate Haslett.

116. Public question time: None

117. Chairman's Announcements: The Chairman reported his attendance at a presentation by the South West Housing Association to explain their plans to construct 24 no. social housing units on land in Exeter Road adjacent to the Culm Vale Bowling Club. The housing will be mainly occupied by families with children and concerns were raised about safety with regard to access onto Exeter Road and children crossing the road to use the play area at Knightswood.

118. Planning and Licensing matters:

(a) To consider and make comment on planning applications received for Cullompton

[15/01733/FULL - Mr K Atkinson:](#) Erection of two storey extension and porch at 20 Duke Street, Cullompton: Recommend approval (Proposed Cllr Gordon Guest, seconded Cllr Janet Johns)

[15/01773/FULL - Mr and Mrs Scott:](#) Erection of extensions at 54 Bockland Close, Cullompton: Recommend approval (Proposed Cllr Rachel Sinclair, seconded Cllr Janet Johns).

[15/01779/FULL – Mr J Clist:](#) Erection of 2 dwellings at Holly House, Willand Road, Cullompton: Recommend approval but have concerns about access onto Willand Road as visibility is severely restricted due to parked cars. Given the current parking situation about which the Town Council has received several complaints, if the Planning Officers are minded to approve this application

then the Town Council recommends that measures are conditioned into the application to redress this problem. (Proposed Cllr Gordon Guest, seconded Cllr Janet Johns).

[15/01795/ADVERT – Bramblehaies Surgery \(Mrs T Worley\)](#): Advertisement consent to display 1 non-illuminated sign at Ambulance Station, College Road, Cullompton: Recommend approval (Proposed Cllr Rachel Sinclair, seconded Cllr Kate Haslett).

[15/01801/FULL – Mid Devon District Council \(Mr P Hyde\)](#): Conversion of 2 flats to form 1 dwelling at 114 and 115 St Andrew's Estate, Cullompton: Recommend approval.

[15/01802/FULL – Mr J Crispin](#): Erection of an extension at Northgate, Tiverton Road, Cullompton: Recommend approval (Proposed Cllr Gordon Guest, seconded Cllr Kate Haslett).

[15/01819/FULL - Mr D Southgate](#): Erection of replacement porch at Eagle House, Colebrooke Lane, Cullompton: Recommend approval (Proposed Cllr Gordon Guest, seconded Cllr Kate Haslett).

(b) **To receive details of planning decisions and other related planning matters as considered appropriate by the Chairman:** None

(c) **To consider applications from neighbouring parishes:** None

119. NW Extension Road Options: To consider the road options with regard to the development of the NW Extension. The Committee considered a letter from MDDC which explains the mechanism for achieving the delivery of the road linking Tiverton Road with Willand Road. In order for MDDC to understand the position of the Town Council they have asked for clarification of the following;

(a) **Is there support for the accelerated delivery of the proposed road linking Tiverton Road and Willand Road?**

RECOMMENDATION: That the Council supports the accelerated delivery of the proposed road linking Tiverton Road with Willand Road (Proposed Cllr Gordon Guest, seconded Cllr Rachel Sinclair).

NOTE: Recorded vote requested: Cllrs: Gordon Guest, Rachel Sinclair, Kate Haslett and Janet Johns voted for and Cllr Chris Standford voted against.

(b) **Is the mechanism to achieve this supported including the need to allow for the sale of land equating to 500 dwellings?**

RECOMMENDATION: That the Council supports the sale of land equating to 500 dwellings with the proviso that the emphasis is "on the sale of land equating to 500 dwellings" NOT "the occupation of 500 dwellings" i.e. sell the land for 500 dwellings but only permit 300 dwellings to be occupied before the road is completed. (Proposed Cllr Gordon Guest, seconded Cllr Janet Johns).

NOTE: Recorded vote requested: Cllrs: Gordon Guest, Rachel Sinclair, Kate Haslett and Janet Johns voted for and Cllr Chris Standford abstained.

(c) **In order to build out housing towards the southern part of the site, a temporary access from St Georges View is required. Is this supported as a means of achieving earlier delivery of the through road?**

RECOMMENDATION: That the Council supports a temporary access from St Georges View in order to build housing towards the southern part of the North West Extension site as a means of achieving earlier delivery of the through road with the proviso that conditions are put in place that include the following:

- (i) Restrictions on parking in Willand Road.
- (ii) Time restrictions on the building site e.g. Monday to Friday 8am-5pm.
- (iii) Temporary car park created for site workers who cannot be permitted to park in St Georges View.
- (iv) Controlled access for HGVs.
- (v) Regular cleaning of the public highway and footways.

NOTE: Proposed Cllr Gordon Guest, seconded Cllr Janet Johns. Recorded vote requested: For Cllr: Gordon Guest, Janet Johns and Kate Haslett, against Cllr Chris Standford, abstained Cllr Rachel Sinclair.

(d) Is there support for the phasing proposals and infrastructure triggers as set out within section 5 of the draft masterplan?

RECOMMENDATION: That the Council supports the phasing proposals and infrastructure triggers as set out within section 5 of the draft masterplan. (Proposed Cllr Gordon Guest, seconded Cllr Rachel Sinclair).

120. Neighbourhood Plan Update: The Committee was asked if it would support including funding for the Neighbourhood Plan in the precept to cover costs between February 2016 and April 2017.

RESOLVED: That the Committee supports the inclusion of funding for the Neighbourhood Plan in the 2016/17 precept.

121. Correspondence: None

122. Date and time of the next meeting: Thursday 10 December 2015 at 6pm.

The meeting closed at 6.55pm

SIGNED: _____

DATE: _____