



Planning and Licensing Committee

held on

Thursday 15 December 2016 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Gordon Guest, Janet Johns, Christopher Standford, Kate Haslett, Iain Emmett, Daniel Barnes.

Those present: Councillors Kathryn Haslett, Janet Johns, Iain Emmett, Chris Standford, Daniel Barnes, Gordon Guest.

Councillor Richard Thorne

Steve Reardon (Clerk)

DRAFT MINUTES

1. **Apologies:** Apologies for absence were received and accepted from Councillor Eileen Andrews (personal).
2. **Declarations of Interests:** The following declarations of declarable pecuniary and personal interests were made:

None declared.
3. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 8 December 2016 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Iain Emmett, seconded Councillor Daniel Barnes.
4. **Public Question Time:** To accept questions from members of the public present at the meeting. None present.
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. [16/01614/FULL](#) – Mr G Smith

Erection of 4 dwellings following demolition of existing dwelling and formation of new accesses at The Firs, Higher Mill Lane, Cullompton.

Recommend grant permission. Proposed Councillor Chris Standford, seconded Councillor Iain Emmett.

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

i. Mr R Wyman ([13/00254/FULL](#)) has requested permission to vary the s106 agreement in order that no payment is made until the first dwelling is occupied. This is to enable commencement of the project can commence by 27 January 2017 in accordance with Condition 1 of his planning permission.

Advice from the Planning Authority indicates that this s106 contribution is not yet allocated to a specific project.

Recommend that this variation is approved. Proposed Councillor Daniel Barnes, seconded Councillor Chris Stanford.

ii. Footpath construction at the former Cummings Nursery. A complaint has been received from a resident in Culm Lea indicating that this footpath is being constructed immediately adjacent to his dwelling. MDDC will be visiting the site and the route of the path is in accordance with the approved plans and is to link Honiton Road with the new development.

Gordon Guest has a further concerned that the path that has been installed will make the further development of the existing play area difficult.

Whilst understanding the complaints from residents, the council expressed serious concern that there had been no formal consultation concerning the route of the footpath and that is not in accordance with council recommendations and discussions.

c. To consider applications from neighbouring Parishes. There were no applications from neighbouring Parishes to consider.

6. **Neighbourhood Plan Update:** A written report is at Appendix 1 to these minutes.

RESOLUTION: That the Neighbourhood Plan takes a longer view and allocates the 4 sites including that for the swimming pool. Proposed Councillor Chris Stanford, seconded Councillor Daniel Barnes.

7. **Correspondence:** To consider correspondence received after the despatch of this Agenda. There was no correspondence to consider.

8. **Date and time of the next meeting:** Thursday 12 January 2017 commencing at 6pm.

Neighbourhood Plan report to CTC Planning Committee
8th December 2016.

The Neighbourhood Plan will continue into 2017, with the aim of finalising in 2017. There remains the questions of whether the Neighbourhood Plan should wait for the definite approval of the MDDC local plan (possibly July 2017) and then go for approval or whether the NHP should continue and aim for completion before the MDDC Local Plan. There is also the question of whether the NHP should allocate sites, particularly the swimming pool site, as part of the NHP.

There is also the question of funding the NHP to continue through 2017. Money has been allocated within the CTC budget for 2017 for the NHP. Delaying the final version of the NHP will cost extra. Allocating extra land will cost extra as this will require some specialist reports. Michael Speirs has gained some grant funding for a company called ACOM to help with the technical aspects of allocating land. This company works through central government channels. However the grant funding alone may not be enough. There is also the question of extra funding for the NHP planning consultant as well as the NHP administrator.

- a) The MDDC local Plan has received approval by MDDC in December. It will go to public consultation on January 5th 2017. There have been a number of changes regarding Cullompton in the MDDC local plan as a result of ideas put forward by the NHP.
- b) Garden Village. The Minister will make an announcement regarding the MDDC Garden Village funding bid perhaps in December 2016 perhaps in January 2017. The garden village bid is closely linked to the aims of the NHP.
- c) In East Cullompton the NHP has a key role in requesting the 100 acres or so Countryside Park and the sports zone. These may not be achievable without the NHP.
- d) The Exeter Strategic growth plan is being developed. Cullompton is included within that. The NHP is a means by which Cullompton can influence the Exeter strategic growth plan in relation to Cullompton.
- e) Cullompton Railway Station is progressing. The key focus is to get a metro link from Taunton to Exeter written into the new 2019 railway franchise. Again the policies within the NHP can assist this process.
- f) Cullompton Bus station the NHP is crucial to bringing this aspiration forward.
- g) If the NHP does not allocate land for the swimming pool it is unclear if this land will come forward in a way that guarantees 2 acres for the swimming pool.
- h) Sport and Leisure. CTC have a wide range of ideas to improve sports, leisure, and play parks within Cullompton. The NHP can have more detailed policies to help with this.
- i) The Town centre relief Road and Junction 28. If the NHP waits until these plans become clearer in 2017 then the NHP can have a more helpful and constructive policy regarding them.
- j) Alexandria Industrial estate is exploring the options of becoming a much more RETAIL focussed shopping area. The NHP can express ideas about this.

There is concern by the NHP steering group and Cullompton Town Council about the delay of the Neighbourhood Plan and the extra costs the NHP will occur.

When the NHP began in 2013 all of the above issues were not on the horizon and several were not being talked about at all. The Cullompton neighbourhood plan has changed from a basic local neighbourhood plan to the potential to become a key strategic document influencing MDDC, DCC, rail track, Central Government (Westminster) and others.

MDDC have agreed in principal that they will look at finding extra funding for the NHP in 2017. This would help CTC.

The question for the planning committee is whether they would ask the NHP to continue on a longer term plan in response to the questions above and the much bigger strategic issues now involving Cullompton, or to proceed with a shorter time frame and not allocate any land including the swimming pool land and so enable the NHP to complete sooner in 2017.

There is the point of view that as CTC have invested so much money already in the NHP that to complete early without aiming to achieve all the major proposals within the NHP might in the long run turn out to be a costly mistake. The alternative view is to press ahead as quickly as possible and so save money in the short term.

Allocation of land within the NHP.

- 1) Two acre site for swimming pool within NW extension plus extra land for housing. This housing would generate through S106 money to go direct to swimming pool.
- 2) Allocate the Rugby Club and pitches as a potential housing site for the future. The Rugby Club could choose to move or not move.
- 3) Allocate a sports zone land in East Cullompton, some of which would be in the flood plain where houses cannot be built (a deliberate choice), but also agree to some extra houses in East Cullompton. MDDC have confirmed that including the NHP allocation this would be a max of 5,000 houses, and would not be in Kentisbeare Parish.
- 4) Allocate an area of land in East Cullompton as a (approx. 100 acre similar to Stover) countryside park with walking cycling, lakes etc. Provide a cycle route from Cullompton past Kingsmill linking with the Sustrans cycle path in Willand.

The planning committee need to give guidance to the NHP steering group for their December meeting as to whether the NHP should take a longer or a shorter term view to completion. This guidance could be changed in 2017 as needed, particularly when clarification regarding the Garden Village proposal is known.

The planning committee need to consider the potential costs of the NHP during 2017 and whether the planning committee would recommend supporting those costs. A detailed financial decision can be taken by the finance committee in January 2017 but the planning committee would need to present a recommendation to finance.

Gordon Guest
Chair of CTC Planning
Chair of Cullompton Neighbourhood Plan
December 2016.