

# APPENDIX A



## MINUTES of a Meeting of Cullompton Town Council held on

Thursday 9 February 2017 commencing at 7pm in Cullompton Town Hall

**Present:** Town Mayor Cllr Rachel Sinclair (in the chair)  
Deputy Town Mayor Cllr Martin Smith and Cllrs: Daniel Barnes, Karl Busch, Iain Emmett,  
Gordon Guest, Camille Harrison, Janet Johns and Richard Thorne.

Also in attendance: Adrian Welsh (MDDC Planning Officer), The Assistant Town Clerk and three members of the public

Judy Morris: Town Clerk

- 139. APOLOGIES:** Cllrs: Eileen Andrews (personal), James Buczkowski (personal), Kate Haslett (personal), Chris Standford (personal) and Mike Thompson (personal).
- 140. DECLARATIONS OF INTEREST:** None
- 141. MINUTES:** The Minutes of the previous Full Council meeting held on 26 January 2017 were approved and signed as a correct record. Proposed Councillor Martin Smith, seconded Councillor Daniel Barnes.
- 142. MID DEVON LOCAL PLAN: Presentation by and discussion with MDDC Forward Planning Officer Adrian Welsh.**

The discussion included questions from both members of the public and Councillors.

- (i) Question from a member of the public concerned about the current congestion at J28 which will be exacerbated by any further development.

*The Town Mayor explained that the Town Council is aware of the traffic situation and will continue to lobby the Planning Authority to provide relief before development takes place. Cllr Gordon Guest then went on to explain that the NW Urban Extension may release money to provide traffic relief rather than waiting for development to take place. In East Cullompton there will be a central government allocation of funding to provide for infrastructure prior to a significant development of dwellings. MDDC Forward Planning Officer added that there must be a comprehensive approach to transport links and the Garden Village project will allow these improvements to be made much sooner than would ordinarily be the case.*

- (ii) Question from a member of the public concerned about the affordability of the houses being built and the disparity between the cost of housing and the average wages in the local area.

*MDDC Forward Planning Officer explained that the Local Plan makes reference to affordability and self-build houses and that in larger developments there is a 28% requirement for affordable housing together with requirements that must be met before affordable housing can be purchased or rented.*

- (iii) Question from a member of the public with concern about the limited amount of land allocated in the Plan for business and employment given the high level of housing development.

*MDDC Forward Planning Officer explained there has been an independent employment land review that suggested that there had originally been too much employment land allocated.*

- (iv) Question from a member of the public with concern surrounding the allocation of land for a school.

*Cllr Gordon Guest explained that the land referred to is potential additional land for Cullompton Community College and there is on-going discussion about this expansion. The East Cullompton Garden Village proposal could mean an additional 5,000 houses and a number of agencies are currently looking at school provision across the age ranges and there could be another two Primary Schools and another Secondary School site.*

- **Eastern Relief Road:** MDDC hopes to publish details of the preferred route in the near future but this route will be subject to change. It was felt that there is a need to understand whether there is a solution to the town's traffic problems before any further development takes place.
- **Cllr Janet Johns** asked about the potential to include local shops on large new development, also to ensure that housing for older people is "on the level" and close to facilities such as shops. *Forward Planning Officer stated that this sort of infrastructure will be provided but the Town Council can make further comment when responding to individual planning applications.*

**NOTE:** It was suggested that a policy relating to the siting of housing for older people "on the level" and close to local facilities is included in the Neighbourhood Plan.

- **Northern Distributor Road** concerned about the timescale, traffic management on Tiverton Road and provision of a roundabout. The Distributor Road needs to be completed before any housing is built, this would negate the need for construction traffic to use St Georges View.
- **S106/CIL:** How will CIL payments be distributed. It was explained that all s.106 contributions are used for the benefit of Cullompton, CIL receipts will be given to MDDC and the Town Council will receive a percentage.

- **Eastern Relief Road:** It was explained that there was a large allocation of land for the Eastern relief road so that the best solution for the relief road can be found.

**143. TO CONSIDER AND APPROVE RESPONSE TO THE MID DEVON LOCAL PLAN REVIEW PROPOSED SUBMISSION CONSULTATION:** Cllr Gordon Guest had drafted a response which had been circulated to members prior to the meeting. Comment included:

- It was noted that the commercial and business section concentrated on retail and manufacturing and did not include such things as technology parks. Cullompton is ideally located between J27 and Exeter to attract innovative development.
- A general statement about the East Cullompton proposal for a Garden Village will be included in the Neighbourhood Plan but no land allocation.
- There was concern about the removal of the DCC restrictions on development until J28 has been sufficiently improved. It was suggested that restrictions on commercial development can be lifted but maintain the restriction on residential development.
- Concern that the provision of facilities for teenagers has been removed, Cllr Gordon Guest confirmed that the provision has been increased slightly.
- It was confirmed that the Neighbourhood Plan will include an allocation for a bus station, location will be dependent on the location of the relief road.
- There was discussion about the use of land in and around Meadow Lane, including a proposal to allocate the land for leisure purposes. What can be built on the land will be restricted as there is a large storage tank under the Meadow Lane green space.
- Concern that the water supply and sewerage situation had not been addressed in the Plan. Adrian Welsh responded that this was a legitimate concern that could be addressed in the response.
- It was suggested that a working group of decision makers is established in order that the red-tape can be cut through and decisions can be made.

**RESOLVED:** That the response prepared by Councillor Gordon Guest, with a few minor amendments, including strengthening the Council's stance that no further residential development takes place until the problems with the town's highway infrastructure has been resolved, is confirmed as the Town Council's formal response to the consultation on the revision to the Local Plan. Proposed Councillor Rachel Sinclair, seconded Councillor Martin Smith.

**144. DATE AND TIME OF NEXT MEETING:** Thursday 23 February 2017 at 7pm

The meeting closed at 8.40pm

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_