

APPENDIX A



MINUTES of a Meeting of Cullompton Town Council held on Thursday 23 November 2017 commencing at 7pm at Cullompton Town Hall

PRESENT: Cllr Iain Emmett (in the chair)

Cllrs: Eileen Andrews, Daniel Barnes, James Buczkowski, Gordon Guest, Kate Haslett, Janet Johns, Will Jones, Liza Oxford-Booth, Martin Smith, Mike Thompson and Richard Thorne.

Also in attendance: Cllr Peter Heal, Chairman MDDC and 1 member of the public.

Mrs Judy Morris: Clerk.

- 101. APOLOGIES:** were received and accepted from Cllr Rachel Sinclair (personal).
- 102. DECLARATIONS OF INTERESTS: To receive declarations of declarable pecuniary and personal interests from members present.** Cllrs: Mike Thompson and Martin Smith declared a personal interest in respect of the McCarthy & Stone presentation as they had previously attended a meeting with McCarthy & Stone.
- 103. Presentation by and discussion with Paul Brockway, MDDC Garden Village consultant, with regard to Culm Garden Village proposals.**

Paul Brockway explained that he is contracted by MDDC to assist with the Garden Village process. Forum groups have been set up with a view to establishing a clear brief of the work to be done and the next step will be to start the Master Planning process. There will be opportunities for all interested parties to engage in the process as it moves forward. He asked the Town Council to think about how it wishes to be kept informed. Discussion included:

- Cllr Martin Smith asked whether it would be possible for the project team to be based in Cullompton, PB stated that he would be happy to consider in principle.
- Highway infrastructure, how to resolve, will form part of the Masterplan process.
- Cllr Eileen Andrews expressed disappointed that the name had not been amended to “Cullompton” Garden Village as the development needs to form part of Cullompton not a separate entity. Scope to respond to this proposal as things moves forward.
- Cllr Gordon Guest asked that development time scales are made clear to the public, let people know what is happening and when.
- Cllr Janet Johns asked what land has already been allocated, PB confirmed that very little land has been allocated to-date.
- Cllr Martin Smith asked whether MDDC Economic Development Officer will be involved, it was explained that there will be a town centre master planning exercise.

The Town Mayor thanks Mr Brockway for attending and he left the meeting.

- 104. Presentation by and discussion with Andy Hughes, agent acting on behalf of McCarthy Stone with regard to proposed development in Willand Road.** Emma Rogers and David Williams from McCarthy & Stone explained the proposals, discussion included:
- Layout to remain very much as is with development where there is existing buildings and a car park where there is currently a car park.
 - 44 units with 40 parking spaces, which is more than is generally provided on a McCarthy & Stone development but acknowledge the parking restrictions in Willand Road. Ensure sufficient parking spaces for carers etc. as this is a problem at the McCarthy & Stone development in High Street.
 - Rights of access to the rear of adjacent properties to be protected.
 - They confirmed that a pavement will be constructed immediately in front of their development, concern that there is no continuous pavement between the development and town centre and existing pavement too narrow for a mobility scooter.
 - No plans for a rear access from the Persimmon development.
 - It was suggested that McCarthy & Stone investigates the potential for a pedestrian path between the development and College Road. Also how are residents going to cross the road to get to the supermarket?

NOTE: Traffic issues impacting on Willand Road to be included on the agenda for the next meeting of the Traffic & Environment Working Group.

The Town Mayor thanked the McCarthy & Stone representatives for attending and they left the meeting.

- 105. PUBLIC QUESTION TIME: To receive questions from member of the public present at the meeting.** None
- 106. MINUTES:** The Minutes of the previous Town Council meeting held on 26 October 2017 were approved and signed as a correct record. Proposed Cllr Martin Smith, seconded Cllr James Buczkowski.
- 107. REPORTS**
- (i) Town Mayor:** The Town Mayor's report included:
- Meeting with MDDC Planning Officers to discuss conditions in s.106 Agreements for NW Extension. Assurance that MDDC intends to carry out a Masterplanning exercise for all Cullompton.
 - Attended DCC Highways conference at Willand Village Hall, very impressed with the systems used by their new contractor.
 - Armistice Day services: Both services (Saturday 11 November and Sunday 12 November) went well. Parade on Sunday organised by British Legion, concern about the lack of a police presence to assist with traffic control. Traffic queued back onto M5 hard shoulder due to closure of High Street to enable the Sunday service to take place safely.
 - It was noted that DCC now offers computer based training for Chapter 8 qualification for community events.
 - Cllr Eileen Andrews asked if the Armistice Day service next year can be an open-air service around the War Memorial.

RESOLVED: That the Council writes to the Royal British Legion, Police and Devon County Council emphasising the importance of the Remembrance Day service next year and requesting appropriate support and their co-operation to ensure that there is a safe road closure. Also mention the impact on the M5 caused by the closure. Proposed Cllr Mike Thompson, seconded Cllr Eileen Andrews.

- (ii) **County/District Councillors:** None
- (iii) **Police:** None
- (iv) **Any other reports:** None

108. BUSINESS AND FINANCE

(i) To approve payments for October 2017

RESOLVED: That payments totalling £67,984.79 for October 2017 are approved. Proposed Cllr Gordon Guest, seconded Cllr Liza Oxford-Booth.

- (ii) **To note financial statements for October 2017:** Financial Statements circulated with the agenda and noted.
- (iii) **To receive notice of completion of audit.**

RESOLVED: That Notice of Completion of the External Audit 2016/17 is noted. No matters giving cause for concern.

(iv) To consider joining the Campaign for Rural England, annual subscription £36.00.

RESOLVED: That the Council does not join the Campaign for Rural England at the present time.

109. PLANNING AND LICENSING

17/01833/FULL – Mr G Smith: Erection of 4 dwellings (Revised Scheme) at The Firs, Higher Mill Lane, Cullompton.

RESOLVED: That the Council responds to the planning application as follows:

Recommend refusal. (Proposed Cllr Gordon Guest, seconded Cllr Eileen Andrews) This site is unsuited for the proposed development as it is located within the Conservation Area and the height and design of these dwellings is significantly larger than the demolished bungalow which previously occupied this site and other dwellings in the area – this will have a detrimental effect on the street scene and on the dwelling at 6 Higher Mill Lane in that it will be an imposing structure looking down on the occupants of 6 Higher Mill Lane. There is also considerable concern surrounding the access and parking provision. Whilst it is pleasing to see that two dedicated parking spaces per dwelling has been proposed, these parking spaces open directly onto Higher Mill Lane. This narrow and busy lane experiences significant parking of vehicles along the near side when facing east along it. It is also a private lane and Public Footpath No 1, not adopted by the Highways Authority (Devon County Council) and over which a Traffic Regulation Order to place double yellow lines is very unlikely to be considered; without this Traffic Regulation Order there is no jurisdiction to enforce a local prohibition of parking opposite these proposed dwellings. This will have the effect of making access to these dwellings by vehicle extremely difficult and

potentially dangerous for the occupants and other vehicle and pedestrian users of Higher Mill Lane (Public Footpath No 1).

RESOLVED: That it is noted that the following applications received conditional planning approval:
17/01502/FULL – Erection of car port at Shortlands Road, Cullompton (opposite 37 Bilbie Close).
17/01552/FULL – Erection of a roof over existing livestock collecting yard at Whiteheathfield Barton, Bradninch.
17/01557/FULL to 17/01562/FULL inclusive – Erection of rooves over existing silage clamps at Whiteheathfield Barton, Bradninch.

110. COMMITTEES: To receive the Minutes of the following Committee and Working Group meetings and approve the recommendations contained therein:

- (i) **Planning & Licencing Committee** meeting held on 9 November: Noted
- (ii) **S.106 & Development Working Group** meeting held on 25 October 2017: Noted
- (iii) **Gift of A Burrow for Allotments** meeting held on 25 October 2017: Noted
- (iv) **General Purposes Committee** meeting held on 7 November 2017: Noted
- (v) **Community Wellbeing Committee** meeting on 14 November: Noted
- (vi) **Market Committee** meeting held on 15 November 2017: Noted
- (vii) **Town Team meeting** held on 9 November 2017: Noted
- (viii) **Youth Council meeting** held on 12 October 2017: Noted

111. COMMUNITY AND ENVIRONMENT

- (i) **Cullompton Cricket Club: To consider request for s.106 Play Area & Public Open Space funding towards the cost of replacing practice net facilities.**

RESOLVED: That, in principle, the Council supports the request from Cullompton Cricket Club for funding from s.106 play area and public open space fund for new practice nets to a maximum of £5,000 and subject to project approval by MDDC. Proposed Cllr Gordon Guest, seconded Cllr Will Jones

- (ii) **Honiton Road: To consider how to stop the dangerous practice of driving of vehicles along the pavement at Stoneyford towards the M5 junction.**

RESOLVED: That the Council writes to Devon County Council and Police highlighting the situation of vehicles, including large lorries, queue jumping to get to the motorway. Suggest a CCTV camera is installed to record what is happening. Proposed Cllr Mike Thompson, seconded Cllr James Buczkowski.

- (iii) **YMCA: To receive youth work report:** Discussion ensued about the provision of youth services. Councillors were pleased about the positive results being achieved by the YMCA but there was also concern about whether the Council is getting value for money, should the Council be looking for alternative ways to provide youth services?

RESOLVED:

1. Agenda item for the next Town Council meeting to discuss the provision of youth services in Cullompton, including ways to engage with all young people and whether the Council wishes to continue supporting the youth service financially. Meeting to start at 6pm to allow an hour for discussion.

2. That the YMCA is asked to make a presentation at the next Council meeting on 14 December to explain their plans for next year and what they intend to do to improve the service.
3. Invite the Youth Council members to the meeting in order to involve them in the decision making.

Proposed Cllr Martin Smith, seconded Cllr Gordon Guest.

NOTE: Cllr Mike Thompson requested that an item is included on the agenda for the full council meeting on 14 December to consider whether the Council wishes to have two full council meetings each month.

112. CORRESPONDENCE

- (i) **Cullompton Community Association: Thank you for grant towards the purchase of Tractor Mower.** Noted
- (ii) **Devon Countryside Access Forum: Looking to appoint members to the Forum, closing date for applications: 9 February 2018.** Noted

113. DATE AND TIME OF NEXT MEETING: Thursday 14 December 2017 at 6pm.

The meeting closed at 9.15pm

SIGNED: _____ DATE: _____