

APPENDIX A



MINUTES of a Meeting of Cullompton Town Council held on

Thursday 18 January 2018 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, Lloyd Knight, Martin Smith, Rachel Sinclair, Mike Thompson and Richard Thorne.

Also in attendance: Cllr John Berry (DCC), about thirty members of the public plus Tina Maryan (MDDC Planning Officer), Iain Sorrenson (DCC Highways) and representatives from the three planning applicants.

Mrs Judy Morris: Clerk.

127. APOLOGIES: were received and accepted from Cllr Liza Oxford-Booth (personal) and Cllr Rosemary Berry (MDDC).

128. DECLARATIONS OF INTERESTS: To receive declarations of declarable pecuniary and personal interests from members present.

- **Cllr Kate Haslett** declared a personal interest as she is a member of the Swimming Pool Committee.
- **Cllr Daniel Barnes** declared a personal interest as he lives close to the proposed North West Extension site.

129. MINUTES: To approve and sign the Minutes of the previous meeting held on 14 December 2017

RESOLVED: That the Minutes of the Town Council meeting held on 14 December 2017 are approved and signed as a correct record. Proposed Cllr Janet Johns, seconded Cllr Daniel Barnes

130. TO RECEIVE THE FOLLOWING PRESENTATIONS AND DISCUSS:

- (i) **17/01178/MFUL – Persimmon Homes (South West) Ltd**
Erection of 200 dwellings, formation of new access, provision of link road, primary school site, open space, landscaping and associated works: Land at NGR 302103 108288 West of Willand Road

The only reserved matters application, first part of the overall development. Following

discussion with the Town Council, Planning Officers, DCC Highways and other stakeholders the application has been revised, the new layout design was submitted to MDDC last week. Changes include: planting around the attenuation basins, pedestrian links to Rull Lane, access link to school site and additional off-road parking along the spine road.

Health garden has been identified adjacent to the Integrated Centre for Health with the remaining land becoming a community orchard as the land is too steep to build houses on.

It is anticipated that the area around the two attenuation basins adjacent to Willand Road will become attractive areas that people can use and enjoy.

- (ii) **17/01346/MOUT – PM Asset Management**
Outline application for the erection of up to 200 dwellings together with associated infrastructure and public open space and full permission for portion of link road for land comprising the southern portion of Phase 1 of North West Cullompton Urban Extension at NGR 301897 107821, land North of Tiverton Road

Southern section of the site, spine road access from Tiverton Road and land bordering the spine road. Not sure yet what the houses will look like but anticipate low density housing in the St Georges Well area. The application is purely about the principal of developing and delivering the spine road. The Local Centre will be included in Phase 2.

Discussion ongoing with Devon County Council about the type of junction to be constructed onto Tiverton Road.

- (iii) **17/01170/MOUT – Codex Ltd**
Outline application for the erection of up to 200 dwellings, together with associated infrastructure and other works, including vehicular access, on land comprising the northern portion of Phase 1 of the North West Cullompton Urban Extension at NGR 302186 108607 North of Rull Lane and to the West of Willand Road

Northern end of the site, along Willand Road, sports pitch to be provided in Phase 2 within another area of the site. Only the access is reserved matters and Devon County Council has raised no objections to the design of the access onto Willand Road from the development site.

s.106 conditions:

- Delivery of phase 1 infrastructure located within the Codex site.
- Financial contribution to toward shared infrastructure to be delivered within Phase 1 and off-site infrastructure associated with Phase 1 – Persimmon, Codex and PMAM intend to share costs equally.
- Transport: Financial contribution to link road, off site matters such as traffic management in Willand Road, J28, Eastern Relief Road, bus service enhancements, cycle and pedestrian route provision and contribution to off-site cycle/pedestrian improvements.
- Affordable Housing: Quantum to be agreed on viability.
- Education: Financial contribution towards education.
- Green Infrastructure and one playing pitch with necessary financial support and

- management.
- Sustainable Urban Drainage Systems: implementation and management plan.

Discussions ongoing with regard to the percentage of affordable housing, very challenging due to the high infrastructure costs associated with the development. Town Council will need to consider its priorities with regard to s.106 conditions. Phase 2 may be able to deliver a higher percentage of affordable housing than Phase 1.

Hope to start on site Autumn 2018.

The Town Mayor thanked all the developer representatives for attending the meeting and invited questions from Council members: Questions included:

- **Affordable Housing:** Viability of the scheme still being assessed through the viability process, costs of providing land for school and construction of spine road need to be taken into account. Amount of money available for additional facilities will be assessed and MDDC and the Town Council will then need to agree how they would like that money used.
 - **Spine Road:** Width of road confirmed as 6.75m which is sufficient to enable two large buses or similar to pass each other. It was acknowledged that the road will be used both as a residential road but also as a route for vehicles to by-pass the town centre. Relieved to note that there are no houses fronting onto the spine road.
 - **Attenuation ponds:** It was confirmed that the design of the ponds will be predominantly dry, concern that there are streams in Rull Lane which currently flood regularly.
 - **Community Orchard:** Access from Health Garden, unsure at this stage who will be responsible for maintenance, discussion with MDDC about who will manage in the long term.
 - **Pedestrian links to Rull Lane:** Can these be designed to stop motorbikes etc. passing through e.g. zig-zag gates.
 - **Parking:** MDDC policy is currently 1.78 parking spaces per unit. All but 6 or 7 properties have 2 parking spaces. Some on-street parking adjacent to the road.
 - **Local Centre, shop:** To be provided in Phase 2.
 - **Bungalows:** None included in the current proposals but there are areas that, due to topography, might be suitable (Phase 2), this will be reasonably close to the Local Centre.
 - **Primary School:** It was suggested that a roundabout at the access entrance to the school will improve public safety.
 - **Willand Road, footpath:** It was noted that there is no pavement in the area where the site access is being constructed.
131. **PUBLIC QUESTION TIME: Questions from members of the public present at the meeting with regard to the planning proposals for the NW Urban Extension:** Questions from the public included:
- **Roman Artefacts:** As part of the development is adjacent to an Ancient Monument site what happens if any Roman artefacts or similar are found? It was explained that trial trenches will be dug and anything found that is of historical value will be recorded.
 - **Confirmation that promises made now will be kept:** Past experience has been that developers don't always keep to their word and what is offered at the outset of a development doesn't always materialise. It was explained that provision exists within the planning legislation to monitor compliance with approved planning conditions and take action if those conditions are not complied with.

- **Linking footpaths and cycleways:** It was confirmed that the footpaths and cycleways throughout the development will be joined up with access into the town.
- **Carbon Neutral Homes:** Opportunity for a flagship development that includes capacity to accommodate solar panels.
- **Broadband:** It was confirmed that broadband connection will be standard in all houses.
- **Food Pub:** Will consider if an interest is shown in building a pub in that location.
- **Public Rights of Way:** The public footpath at St Georges Well is very steep, are there any plans to realign? Unsure at present as the path is between two different development sites.
- **St Georges View:** It was confirmed that St Georges View will not be used by construction traffic to access the site.
- **J28 improvements:** In discussions with DCC about improvements to the M5 junction, small changes now and larger changes in the future, Recent Appeal decision stated that additional house building will have a negligible effect on overall traffic volume and flows. MDDC has submitted a bid for funding to improve the junction and, if the Garden Village proposal goes ahead, it is likely that an additional M5 junction (28a) will be constructed.

The Town Mayor thanked everyone for attending and closed the meeting.

132. DATE AND TIME OF NEXT MEETING: Thursday 25 January 2017 at 7pm.

The meeting closed at 8.50pm

SIGNED: _____

DATE: _____