



Planning and Licensing Committee

held on

Thursday 22 November 2018 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Iain Emmett, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Lloyd Knight.

Those present: Councillors Gordon Guest (Chair), Lloyd Knight, Janet Johns, Kathryn Haslett.

The Assistant Town Clerk (Clerk)

DRAFT MINUTES

95. **Apologies:** There were no apologies for absence received.

96. **Declarations of Interests:**

All present with the exception of Councillor Lloyd Knight declared a personal interest in [18/01507/HOUSE](#) as they are all known to the applicant.

All present declared a personal interest in [18/01773/TPO](#) as they are all known to the applicant.

97. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 8 November 2018 were adopted as a true and correct record of the meeting and signed as such.

98. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.

99. **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](#) and listed at Appendix A.

b. To consider and make comment on planning application DCC/4092/2018 (Conversion of existing central courtyard into additional covered space for dining and exams, along with associated landscape works, at Cullompton Community College).

There are no objections to this application.

c. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair. None.

d. To consider applications from neighbouring Parishes. None.

100. **Neighbourhood Plan:** See Appendix B to these minutes the contents of which were noted.

101. **Correspondence:** The Assistant Town Clerk reported that an email had been received from MDDC Conservation concerning the access to The New Cut and works being carried out at this location following a complaint from a neighbouring premises. A visit has been conducted by a MDDC Conservation Officer who has reported that the works were necessary following a water leak inside the property and that repair works were underway; he is content that these works are necessary and proceeding in a timely fashion.

102. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 13 December 2018 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 22 NOVEMBER 2018

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
18/01773/TPO	DEL	Mrs Campbell The Flat The Walronds 6 Fore Street Cullompton	Mr Colin Inder	Application to crown raise 1 Lime tree to 2 metres above top of wall; crown thin 1 Lime tree, remove deadwood and reduce lateral spread over carpark by up to 2m and remove epicormic growth from trunk, protected by Tree Preservation Order 07/00001/TPO at The Walronds, 6 Fore Street, Cullompton.	Will accept the determination of the Planning and Tree Officers.
18/01742/FULL	DEL	Mr J Opie Goonvean Holdings Ltd C/o Mr Alex Graves PCL Planning 13A - 15A Old Park EXETER		Variation of condition (7) of planning permission 17/00558/FULL to accord with the S278 and land dedication process at land and buildings at NGR 303161 108402 (Venn Farm), Cullompton.	Recommend grant permission.
18/01424/FULL	DEL	M L & E M Persey Park Farm Bradninch	Mr James Whilding, Acorus	Erection of an agricultural livestock building at land at NGR 301292 105798 (Padbrook Hill), Cullompton.	Recommend grant permission.
18/01805/FULL	DEL	Mr D P R & Mrs S Reed Barton Ponds The Bartons Knowle Cullompton	Mrs Jane Pritchett	Erection of storage shed and formation of access track (Revised Scheme) at Land at NGR 300024 107349, Barton Ponds, Knowle, Cullompton	Recommend grant permission.
18/01797/FULL	DEL	Mrs C Norman & Mr A Wood Tye Farm Langford Cullompton	Mr Alex Wotton	Erection of an agricultural storage building at Land at NGR 302744 103597 (Tye Farm), Langford, Devon	Recommend grant permission.
18/01507/HOUSE	DEL	Mrs W Gillings, XLPlanning 1A Fore Street Cullompton		Erection of single storey side and rear extension after demolition of outbuildings at 13 Colebrooke Lane, Cullompton	Recommend grant permission.

APPENDIX B

15th November 2018. Cullompton Neighbourhood Plan report from Cllr Gordon Guest.

The Cullompton Neighbourhood Plan Steering Group met on Wednesday 14th November 2018 in Cullompton Library.

All Cullompton Town Councillors need to remind themselves of the nine pages NHP report produced in August 2018. As this update continues from that report.

Neighbourhood Plan.

The Neighbourhood Plan is on track to be completed in early 2019 as per the August timeline.

- In January 2019, the full updated NHP booklet will be presented to the NHP Steering group for signing off as completed.
- In February 2019, The full NHP booklet will be presented to the full Town Council. Should the town council agree the NHP Plan it would then be emailed to MDDC by end of February or early March 2019.
- The new 2018 National Planning Policy Framework comes into force at the end of January 2019 so the Neighbourhood Plan cannot be completed before this date.
- Mr Weston is updating the NHP in light of NPPF new statements.
- Regulation 14 Consultation. The NHP has successfully had a regulation 14 public consultation. As the changes to the NHP are minor (new NPPF) there is no need for a further regulation 14 consultation.

Therefore, all being well, the Town Council should expect the NHP to come to a meeting in February 2019. As this will be a lengthy document CTC will need to decide if it should be at a standard council meeting or if an extra meeting should be called just for the NHP.

CTC should ensure they ask MDDC for the outstanding funds before completion. The NHP consultant will still need to give advice regarding the choice of planning inspector and in meetings with the planning inspector during the next four to five months from March 2019.

MDDC would estimate a month for MDDC to check NHP. A further month to allocate a planning inspector. The planning inspector would take two to three months to comment on the NHP. When all was agreed, there would be a further 6-week public consultation. Finally, probably September / October 2019, there would be a public referendum. This would be a majority vote by the general public.

From March 2019, MDDC will be responsible for sorting out the Planning Inspector and moving the NHP through the final legal stages. However, the NHP group would still need access to the NHP consultant and for hiring rooms for meetings. These costs would need to be in the budget from April 2019.

Once the NHP is submitted to MDDC, say early March 2019, the NHP has legitimate planning status and must be consulted alongside the MDDC Local Plan.

Swimming Pool land allocation.

There is a delay in the progress of the North West Extension. The Cullompton swimming pool and hydrotherapy pools cannot come forward until the NW Extension relief road is under construction.

Due to the delay of the NW Extension, the detailed viability assessments on the land for the swimming pool are also delayed. You cannot plan for this until it is certain there will be a relief road and when it will be actually built.

The proposal remains that a parcel of land adjacent to the NW Extension has been identified. The Landowners are willing to provide a site for the swimming pool and hydrotherapy pools complex. They would also need to allocate some additional land for between 300 and 350 houses. Funding through S106 would come from these houses for the swimming pool. Theoretical computer calculations suggest this might be around £1.5 million; it might be nearer £2 million. Again, the precise sum cannot be calculated until building has begun on the NW Extension and MDDC and DCC know exactly what their S106 contributions from developers will be for infrastructure.

For these reasons, the NHP does not include a detailed swimming pool policy. The NHP does include a flexible swimming pool policy, which would support a future development of the swimming pool.

Neighbourhood Development Order. (For swimming pool).

Locality are the company that advises on Neighbourhood Plans and administers grant funding. (There will be grants available from April 2019). Locality have advised Cullompton Neighbourhood Plan that they should complete the existing NHP. Once the NHP moves towards completion (April 2019). Cullompton could apply to set up a specific Neighbourhood Development Order (NDO) to allocate land for the swimming pool including land for the housing (some 300 to 350) to help fund the swimming pool. This has been discussed in some detail with MDDC planning, who in principal would support Cullompton Town Council developing this NDO plan. THE NDO PLAN WOULD BE CULLLOMPTON TOWN COUNCILS, working through a steering group as at present.

Therefore, the full Cullompton Town Council would need to agree to develop and fund a Neighbourhood Development Order from April 2019. This NDO would be specifically relating to the swimming pool and its land allocation. It would make use of the existing policy of the swimming pool in the current NHP.

Because the NDO is very specific it would be shorter to write and faster to develop than the current NHP. Although a budget needs to be agreed by CTC from April 2019. The NDO does not need to actually formally start with an application to Locality until all procedures are in place. That is until MDDC planning believe they have enough detailed information to make the swimming pool and houses viable as a planning project **AND THE NW EXTENSION ACTUALLY HAS HOUSES AND ROADS BEING BUILT.**

Quite simply this is the best chance Cullompton has of getting a swimming pool. It is the closest it has come to realising this long held dream. As Councillor Eileen Andrews has stated for many many years there has been a swimming pool campaign.

Funding.

- Bids can be made to Locality for grant funding. Possibly some £5,000 to £8,000. Exact details will be known by Locality in 2019.
- Technical expertise. Locality will provide free unlimited technical advice and guidance on NDO, but it will not be quick.
- There will be a need to hire a planning consultant and pay costs.
- There will be a need for clerical support from Cullompton Town Council.
- Cullompton Town Council will need to consider a budget to help with funding the NDO from 2019 to 2020 and then from 2020 to 2021.

Cullompton Neighbourhood Plan.

- Aims to complete and go to steering group in January 2019.
- Aims to be presented to full Town Council in February 2019
- Aims to go to MDDC in early March 2019.
- Aims to go for the final public voting referendum around September / October 2019.

Note. Whilst this is the aim, there are still many factors, which could delay this process. For example, the response of the Planning Inspector is unknown. This could be quick approval or long delays.

Cullompton Town Council Actions.

- Discuss and vote on producing a Neighbourhood Development order with advice from Locality.
- Discuss and agree on a NDO budget for 2019 to 2020
- Wait until after April / May 2019 to see if this NDO project is possible to come forward.

Councillor Gordon Guest
Chair of Cullompton Planning Committee
Chair of Cullompton Neighbourhood Plan

15/11/2018