

APPENDIX A



Minutes of a meeting of Cullompton Town Council held on Thursday 28 February 2019 commencing at 7pm at Cullompton Town Hall

Present: Cllr Iain Emmett (in the chair) and Cllrs: Eileen Andrews, Kerry Baldwin, Ian Findlay, Gordon Guest, Janet Johns, Kate Haslett, Will Jones, Lloyd Knight, Liza Oxford-Booth, Michael Oxford, Martin Smith, Mike Thompson and Aisha Troake

Also in attendance: Cllr Rosemary Berry (MDDC), plus five members of the public and one member of the press.

Judy Morris: Town Clerk

It was noted that the meeting is being recorded.

- 155. APOLOGIES** received from Cllr Jordann Barge (personal).
- 156. DECLARATIONS OF INTERESTS:** None.
- 157. YMCA: To receive presentation from YMCA Somerset relating to use of vacant residential home at Pye Corner, Church Street.**

The YMCA representatives provided a brief history of the YMCA and explained that all YMCAs are autonomous local charities. They are proposing a legacy project to be delivered in partnership with the local community.

It is social enterprise project to provide opportunities and accommodation for young people. The former residential home at Pye Corner will become a 5 bedroom boutique bed and breakfast with 8 bedrooms of supported accommodation for young people working as apprentices in the hospitality industry e.g. breakfast chefs and facilities management. It is anticipated that this will not only provide opportunities for young people but also generate more tourism for the local area.

The building will also have a small function room which will be managed in partnership with the neighbouring Community Centre. The house next door to the residential home will become a 4 bedroom residential support unit for young people already in education or employment. The YMCA has been working with MDDC Housing Officers to identify need, a multi-agency approach, working in partnership with what already exists. There will also be an overnight concierge.

An application for Change of Use will be submitted in March, hoping for a determination by May 2019, to open June 2019.

YMCA representatives happy to meet with individual Councillors to talk through the project.

Hope to talk to those living close by in the next couple of weeks and will organise an open day when things are a little further along.

The Town Mayor thanked the YMCA representatives for attending and they left the meeting.

158. PUBLIC QUESTION TIME: To receive questions from member of the public present at the meeting.

Chris Snow asked the following questions:

- (i) When will the recommendations of the Transparency Act review be completed. *Clerk asked Mr Snow to let her have the details of any documents that are currently not available on the Council's website which he considers should be.*
- (ii) Query with regard to location of Council van: *In order to respond to this query the Clerk will require details of dates and times.*
- (iii) Concern that the Town Mayor may have broken the Code of Conduct by reading quotes from Facebook at 10 January meeting. *Will await the decision of the Monitoring Officer.*

159. MINUTES

- (i) **The Minutes of the previous meeting held on 10 January 2019** were approved and signed as a correct record after adding a comma and two capital letters. Proposed Cllr Kate Haslett, seconded Cllr Janet Johns.
- (ii) **The Minutes of the previous meeting held on 24 January 2019** were approved and signed as a correct record. Proposed Cllr Janet Johns, seconded Cllr Iain Emmett.

160. REPORTS

- (i) **Town Mayor:** Attended meeting at Cullompton Community College, which included Devon County Council representatives to discuss expansion plans. Cllr Eileen Andrews stated her concerns about the safety of students if Meadow Lane is upgraded to form a section of a relief road. He also reported on a meeting with a very positive group of local residents who are working through a few ideas to support the community.
- (ii) **District and County Councillors:** Written reports submitted by Devon County Councillor John Berry and Mid Devon District Councillor Nikki Woollatt which were circulated to all Councillors.

Mid Devon District Councillor Rosemary Berry read the salient points from Cllr John Berry's report and then made her own report as follows:

- Mid Devon Local Plan enquiry completed, any modifications to the Plan will be subject to consultation, it will then be adopted.
- Relief Road, whilst it is appreciated that Meadow Lane will become more difficult to cross, due to an increase in traffic if it forms a section of the relief road, this problem has been overcome at Blundells School in Tiverton by installing traffic calming.

- MDDC has been awarded an additional £300k for the Garden Village work.
- Looking at ways to attract more high end businesses into Mid Devon.
- MDDC leading local authority in England for renewable energy.
- 254 houses in the private sector brought back into habitation.

Cllr Janet Johns asked that Mid Devon reconsiders its policy of helping people to change from storage heaters and Cllr Lloyd Knight suggested that, if MDDC installs any more charging points for electric vehicles that they make them universal.

- (iii) **Police:** None
- (iv) **Electoral Review Parish Briefing meeting 31 Jan 2019:** Noted
- (v) **Cullompton Pub Watch, inaugural meeting 20 February:** Cllr Will Jones reported that less people had attended than expected, hope membership will start to grow in the coming months. Cllr Mike Thompson suggested that they contact Tiverton about radios. It was generally considered that there would be no conflict of interest should Cllr Will Jones agree to become the Pub Watch Chairman.
- (vi) **Meeting with MDDC Chief Executive to discuss leisure provision on 21 February 2019.** Summary circulated to all members present, those that had attended considered that it would be helpful to have a meeting to review the discussions that had taken place and recommend a way forward for the Council.

RESOLVED: That the Councillors that had attended the meeting with MDDC Chief Executive to discuss leisure provision i.e. Cllrs: Eileen Andrews, Ian Findlay, Gordon Guest, Kate Haslett, Janet Johns, Lloyd Knight and Liza Oxford-Booth arrange to meet to review the discussion and approve a report to be submitted to the Council. Proposed Cllr Gordon Guest, seconded Cllr Lloyd Knight.

- (vii) **Devon Larger Local Councils Committee:** Cllr Lloyd Knight reported attendance at a meeting, he will draft a report to be circulated to all Councillors.

161. RESOLUTIONS: List to note: Noted.

NOTE: Cllr Mike Thompson pointed out that the resolution that the Town Council advertises, on its Facebook page, when the Crier is due to be published and encouraging local businesses to advertise, had not been action. Clerk confirmed that this would be done.

162. BUSINESS AND FINANCE

- (i) **Payments:** To approve payments for January 2019

RESOLVED: That payments totalling £51,273.26 for January 2019 are approved. Proposed Cllr Martin Smith, seconded Cllr Michael Oxford.

- (ii) **Financial Statements: To note financial statements for January 2019:** Noted.

163. COMMITTEES AND WORKING GROUPS: To receive the Minutes of the following Committees and Working Groups and approve the recommendations contained therein:

- (i) **Cemetery & Town Hall Committee** meeting held on 22 January 2019: Noted
- (ii) **Town Centre & Economic Development Committee** meeting held on 7 February 2019: Noted

- (iii) **Planning Committee** meeting on 24 January and 14 February 2019: Noted
- (iv) **Christmas Lights Event Working Group** meeting held on 11 February 2019: Noted
- (v) **Gift of A Burrow for Allotments Sub-committee** meeting held on 12 February 2019: Noted
- (vi) **Community Wellbeing Committee meeting** held on 12 February 2019: Noted
- (vii) **Policy, Finance and Personnel Committee** meeting held on 19 February: Noted

RESOLVED: That the recommendation contained in the Minutes of the Policy, Finance and Personnel Committee minutes of 19 February 2019 to transfer £1.1k from EMR Christmas Lights is approved. Proposed Cllr Martin Smith, seconded Cllr Liza Oxford-Booth.

164. YOUTH SERVICES

- (i) **Young Devon:** To receive youth provision report: Noted
- (ii) **Youth Strategy:** To receive report of meeting held on 8 February 2019: Noted.

RESOLVED: That a vote of thanks is recorded to the Youth Services Working Group for arranging the youth strategy workshop. It had been a very well supported and enthusiastic meeting. Proposed Cllr Martin Smith, seconded Cllr Kerry Baldwin.

165. PLANNING

- (i) **Garden Village and East Cullompton consultation:** To approve draft response.

RESOLVED: That the draft response as attached to the Agenda is approved for submission to Mid Devon District Council. Proposed Cllr Lloyd Knight, seconded Cllr Janet Johns.

NOTE: It was noted that Council members may also send individual responses.

- (ii) **19/00118/MOUT: Outline for the erection of up to 105 dwellings, associated landscaping, public open space and allotments together with vehicle and pedestrian access from Siskin Chase and pedestrian access from Colebrooke Lane at Land at NGR 301216 106714 (West of Siskin Chase):** To approve response.

RESOLVED: To recommend refusal of the application for the following reasons:

- Unacceptable access for both construction traffic in the short term and the residents of the proposed development in the longer term. The proposed access, via Siskin Chase, is narrow, it cannot be widened, and is totally unacceptable. Routing construction traffic through this access will disrupt the lives of the existing residents for months, possibly years.
- The proposed access is unsuitable for the volume of traffic that is proposed to go through it. No account has been taken of parked cars and how emergency vehicles will gain access to the site.
- There needs to be more than one access for emergency vehicles, parked cars will mean that emergency vehicles are unable to pass through, creating a safety issue.
- An assessment report is required which explains how the increased traffic will impact on both the local area and the town as a whole.
- Consideration needed of where the works compound will be sited.

NOTES:

1. Access from Colebrooke Lane will alleviate the problems and the principle of access from Colebrooke Lane MUST be addressed before this application is progressed. It is unfair to existing residents to compromise their general wellbeing when there is an effective, alternative, solution.
2. If minded to approve then the Council asks that the application is called-in by a ward member and that no decision is taken by the Planning Committee until a site visit has been undertaken by the members.
3. CTC recommends that, if minded to grant planning permission, that MDDC obtains from the applicant full details of construction operations (including construction access and siting of the construction compound) prior to the determination of the application and the grant of planning consent.

CTC is aware that a Construction Environmental Management Plan (CEMP) is often secured via a planning condition to provide and mitigate the likely effects of construction. However, in view of what would be extremely restricted access to the proposed development site if using Siskin Chase, CTC believes that MDDC should be in receipt of full details of all likely construction operations, impacts and proposed mitigation in order to assess the full implications of the proposals before deciding whether or not to grant permission.

The Town Council believes that details of construction should, for this application, be considered in advance of the grant of planning permission, and should not be left to information (e.g. a CEMP) after consent has been granted - when the principle of development, and thereby construction access etc, has already been established.

166. COMMUNITY AND ENVIRONMENT

- (i) **Tiverton Road junction:** To receive survey results: Total of 354 votes, Yes 127, No 207: Noted.
- (ii) **Fore Street: To consider suggestion that parking restrictions in Fore Street are moved to the opposite side of the road**

Motion to support proposed by Cllr Martin Smith, seconded by Cllr Gordon Guest.

RESOLVED: That, at this time, the Council does not support a suggestion to move the parking restrictions to the opposite side of Fore Street. (Voting was 5 for, 5 against, the motion was defeated on the Chairman's casting vote).

NOTE: Discussion included:

- Concern that the bend in the road coming from the Exeter Hill direction is a safety concern if parking is permitted on the opposite side of Fore Street.
 - High Street has sufficient width in front of the Town Hall to create an additional lane for traffic turning right into Tiverton Road.
- (iii) **Devon County Council:** Public Path Diversion Order Footpath No. 2 (Culm Lea): To approve response.

RESOLVED: That the Council supports the modifications to Footpath No. 2. Proposed Cllr Mike Thompson, seconded Cllr Iain Emmett.

(iv) **High Street Futures Report:** Noted.

167. CORRESPONDENCE:

(i) **Mrs Weeks:** Highway and planning matters: Noted, comment that the Council does understand how Mrs Weeks feels about the huge amount of development proposed for Cullompton. Residents are right to air their views as it will affect their way of life. A large number of people have chosen to make Cullompton their home town but we do need to be careful that we don't spoil Cullompton.

Also explain that the Town Council did object to the access to Hillcrest being from Willand Road.

RESOLVED: that due to the sensitive nature of the business to be discussed, the following item is dealt with as Part 2 business and, in accord with the Public Bodies (Admission to Meetings) Act 1960 and the Local Government Act 1972 the press and public are requested to leave at this point and the next section of the meeting is conducted in private. Proposed Cllr Kate Haslett, seconded Cllr Michael Oxford.

RESOLVED: As the time is now 9pm to extend the meeting by 15 minutes to complete the business on the agenda. Proposed Cllr Iain Emmett, seconded Cllr Eileen Andrews.

168. YOUTH SERVICES: To consider tenders and approve arrangements for presentations on Friday 1 March 2019: It was reported that two tenders had been received, presentations to take place at the John Tallack Youth & Community Centre from 4pm on Friday 1 March. All Councillors very welcome to attend.

RESOLVED: That the Council will decide which tender to accept at its meeting on Thursday 14 March 2019.

169. DATE OF NEXT MEETING: Thursday 14 March at 7pm (Review of Neighbourhood Plan) and invite MDDC Planning Officer to attend to provide an update on the current planning issues, including the NW Extension, Garden Village and relief road.

Thursday 28 March 7pm (Full Council meeting).

The meeting closed at 9.15pm

SIGNED: _____ **DATE:** _____