



## Planning and Licensing Committee

held on

**Thursday 14 February 2019 commencing at 6pm in Cullompton Town Hall**

Membership: Councillors Iain Emmett (ex-Officio), Eileen Andrews, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Lloyd Knight, Michael Oxford and Martin Smith.

Those present: Councillors

The Assistant Town Clerk (Clerk)

### AGENDA

127. **Apologies:** Apologies were received and accepted from Eileen Andrews (Medical)
128. **Declarations of Interests:** There were no declarations of disclosable pecuniary interests and personal interests.
129. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 10 January 2019 were adopted as a true and correct record of the meeting and signed as such.
130. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.
131. **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 B.
  - b. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair including formulating a response to Mid Devon District Council's Public Consultation on the draft Vision and Concept for the Culm Garden Village, Cullompton for approval by Cullompton Town Council.
    - Planning determinations were noted.
    - The questionnaire and response to the Vision and Concept was discussed by the Committee. The full responses will be prepared by the Assistant Town Clerk for consideration at the Planning and Licensing Committee Meeting on 28 February 2019.
  - c. To consider applications from neighbouring Parishes. None.
132. **Neighbourhood Plan:**
  - a. To approve expenditure for the rental of a venue to hold Neighbourhood Plan Steering Group meetings.

**RESOLVED:** That expenditure to the total of £28.00 for venue rental at The Hayridge, Cullompton for meetings of the Neighbourhood Plan Steering Group is approved for payment.

- b. To consider the final Submission Version of the Neighbourhood Plan. This has been finished and will be discussed and ratified, with or without changes, by the Full Council at their meeting in March.

**RESOLVED:** That the Submission Version of the Neighbourhood Plan, with very minor changes, is recommended to the Full Council for approval.

**RESOLVED:** That an Executive Summary and Policy Summary of the Neighbourhood Plan is completed.

- c. To consider renewal of the Survey Monkey subscription.

**RESOLVED:** That the council's subscription to Survey Monkey is renewed.

- d. To receive an update. As the Submission Version has been finalised, there was nothing significant to report. The Submission Version will be taken to the Full Council for ratification at their extraordinary meeting on 14 March 2019.

133. **Correspondence:** Correspondence received after the dispatch of this Agenda.

134. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 28 February 2019 commencing at 6pm.

## PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 14 FEBRUARY 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
<a href="#">19/00084/TPO</a>	DEL	Mr Ben Mercy 5 Gooding Rise, Tiverton		Application to fell one Oak tree protected by Tree Preservation Order 10/00008/TPO at Land at NGR 301369 107564, Tiverton Road, Cullompton	<b>Will accept the determination of the Tree and Planning Officers of the Planning Authority.</b>
<a href="#">19/00126/FULL</a>	DEL	Mrs Sarah Duffin 1 Tyres Cottage, Plymtree	Mr Keith Garside	Erection of an agricultural/equestrian building and formation of hard standing at Land and Buildings at NGR 304147 103138 (Lower Weaver), Langford	<b>Recommend grant permission.</b>  <b>Defer to the Full Council for a recommendation to the Planning Authority.</b> Discussion of the Planning Committee included: <ul style="list-style-type: none"> <li>Concern raised about the proposed access through Siskin Chase. Councillor Gordon Guest reported that this is the only location that will be permitted for this development buy the Highway Authority.</li> <li>It is considered positive that the developers can see the logic in building a hard footpath to Colebrooke Lane and the provision of a fenced dog walking area.</li> </ul>
<a href="#">19/00118/MOUT</a>	DEL	Taylor Wimpey UK Ltd	Mr S Brown Wolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading	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), Colebrooke Lane, Cullompton	

[19/00153/HOUSE](#) DEL

Mr C Eggins  
11 Gatehouse Close  
Cullompton

Mr E J Taylor  
TECH RICS

Erection of extension to front elevation and replacement of existing flat roof with pitch roof to rear at 11 Gatehouse Close, Cullompton **Recommend grant permission.**

## APPENDIX B

### LIST OF PLANNING DETERMINATIONS TO DATE 14 FEBRUARY 2019

18/02023/FULL - Erection of an agricultural storage building Land and Buildings at NGR 303421 107826 (Week Farm) Brunel Road Cullompton Devon

#### Status Application Permitted

18/02014/FULL - Erection of two-storey side extension and single storey rear extension 16 Holly Way Cullompton Devon EX15 1SX

#### Status Application Permitted

18/01424/FULL - Erection of an agricultural livestock building Land at NGR 301292 105798 Padbrook Hill Cullompton Devon

#### Status Permitted with Conditions to Discharge

18/02058/CLP - Certificate of Lawfulness for the proposed creation of two windows in the ground floor South facing side elevation 7 Nightingale Lawns Cullompton Devon EX15 1UB

#### Status Application Permitted

18/01774/CAT - Notification of intention to reduce the height of 1 Hazel tree by 2.5m within the Conservation Area The Walronds 6 Fore Street Cullompton Devon EX15 1JL

#### Status No Objection

18/01954/PNCOU - Prior Notification for the change of use of office (Class B1) to dwelling (Class C3) under Class O 5A Fore Street Cullompton Devon EX15 1JW

#### Status Development Acceptance

18/01879/HOUSE - Erection of first floor side extension 15 Hanover Gardens Cullompton Devon EX15 1XA

#### Status Application Permitted

18/01863/HOUSE - Erection of a replacement single storey rear extension 2 Weavers Walk Cullompton Devon EX15 1SS

#### Status Application Permitted

18/01773/TPO - 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 The Walronds 6 Fore Street Cullompton Devon EX15 1JL

#### Status Application Permitted

18/01742/FULL - Variation of condition (7) of planning permission 17/00558/FULL to accord with the S278 and land dedication process Land and Buildings at NGR 303161 108402 Venn Farm Cullompton Devon

#### Status Permitted with Conditions to Discharge

18/01507/HOUSE - Erection of single storey side and rear extension after demolition of outbuildings 13 Colebrooke Lane Cullompton Devon EX15 1PB

### **Status Application Permitted**

18/01824/DCC - DCC/4092/2018 - Regulation 3 application in relation to conversion of existing central courtyard into additional covered space for dining and exams, along with associated landscape works Cullompton Community College Exeter Road Cullompton Devon EX15 1DX

### **Status DCC Grant of Planning Permission**

18/01859/PNHH - Prior Notification for the erection of an extension, extending to 2.1m to the rear, maximum height of 3m, eaves height of 3m 9 Colebrooke Lane Cullompton Devon EX15 1EB

### **Status Application Withdrawn**

18/01698/HOUSE - Erection of single storey extension 3 Forcefield Road Cullompton Devon EX15 1QB

### **Status Application Permitted**

18/01593/LBC - Listed Building Consent to block two interconnecting doorways St Patricks 1 Church Street Cullompton Devon EX15 1JU

### **Status Application Permitted**

## APPENDIX C

### CULM GARDEN VILLAGE – VISION AND CONCEPT RESPONSE

*Culm Garden Village is a working name for the new settlement to the east of Cullompton. Do you have any ideas for a name for the new garden village and reasons why you have selected this name?*

Cullompton Garden Village as the majority of the proposal is located inside Cullompton Parish and Cullompton Town Council and the Neighbourhood Plan have been working for many years for homes in East Cullompton.

*Are there any other significant constraints or opportunities that the master planning process at Culm Garden Village needs to take into account?*

- Road infrastructure.
- Sewerage, flooding and pylons.
- Business links.
- Sports facilities.

The map on Pages 7 and 9 does not include the road bridge at Old Hill and Duke Street and there is concern that there is no alternative crossing of the M5, main line railway and the River Culm.

*Do you agree that embedding the countryside should be one of the 9 key principles?*

Yes.

*Do you agree that the related objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

Objective f (Page 15) should list the countryside park and sports zone as specific topics that should be delivered in Phase 1 of the development.

A landowner has stated that there is a significant proportion of land that will be unavailable for this development and it appears that MDDC are ignoring this and including this land in the allocation for the Culm Garden Village.

*Do you agree that a well-connected and integrated new place should be one of the 9 key principles?*

Yes.

*Do you agree that the related objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

Cullompton Town Council have been asking for provision of a bus station as a key transport interchange in Cullompton and yet there is no mention of it.

There will also be a need for significant parking at a reopened railway station.

*Do you agree that creating a healthy living environment should be one of the 9 key principles?*

Yes

*Do you agree that the related objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

Active lifestyles does not refer to Sport England's demands that sports facilities are expanded and improved.

Who will take on the management and ongoing revenue costs of community buildings?

There is no discussion surrounding additional medical facilities, such as GP Surgeries. The existing facilities do not have the capacity to cater to a town that will be twice the size that it is now.

*Do you agree that locally distinctive and well designed neighbourhoods and places should be one of the 9 key principles?*

Yes.

*Do you agree that the related objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

Largely, yes, but with the addition of suitable accommodation of an ageing population (such as bungalows) and a bus on a circular route to link east and west Cullompton via GP Surgeries, schools and transportation links in order to maximise safety and minimise car usage.

*Do you agree that being community focussed should be one of the 9 key principles?*

Yes.

*Do you agree that the objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

- a. Infrastructure and sporting facilities should be prioritised in the first phase of development.
- b. Yes.
- c. Yes, but on condition that the responsibility for ongoing capital and maintenance costs are established in advance.
- d. Yes.
- e. Accessibility to community facilities will be a key aspect.
- f. How will the community at large be engaged?

*Do you agree that delivery of great homes should be one of the 9 key principles?*

Yes.

*Do you agree that the related objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

- There is no mention of bungalows for an ageing population or "homes for life".
- There is no mention of accessible homes with reference to RNIB and Design Council planning guidance.
- There is no mention of the weathering of exterior finishes of buildings and damp as reported in other large, modern and local developments.



*Do you agree that creating ambitious employment opportunities should be one of the 9 key principles?*

Yes.

*Do you agree that the related objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

There needs to be a larger allocation of land for business use and business and employment opportunities should receive more emphasis.

*Do you agree that delivery and stewardship should be one of the 9 key principles?*

Yes.

*Do you agree that the related objectives are the right ones to deliver that principle or should the emphasis be on other priorities and, if so, what are they?*

*What are your views on the Concept for Culm Garden Village as shown on the Concept plan?*

- There should be a “green zone” between Horn Road and Dead Lane that contains:
  - A secondary school.
  - The Cricket Club.
  - The Rugby Club.
  - High Quality, up market 4-6 bedroomed dwellings.
- The Countryside Park is not shown.
- Potential for cycle paths along the River Culm are now shown.
- There is significant concern that the proposed sport and leisure facilities will not be addressed until Phase 2 which may be 10-20 years into the future.

*The Concept Plan show a green landscape area to act as a buffer between the potential extend of the garden village and the village of Kentisbeare. Where do you consider the boundary of this landscape buffer area and the garden village should be located?*

This should be located between Horn Road and Dead Lane and include the sports zone.

*What type of facilities would be acceptable within the green buffer, for example, sports pitches?*

Rugby and cricket clubs and the Secondary School together with high quality 4-6 bedroomed dwellings.

*Do you have any other comments on the document?*

- It does not address the Countryside Park.
- It puts all sports and leisure provision into Phase 2 which could be 20 years away.
- It does not provide clarity concerning new road infrastructure:
  - Western Relief Road.
  - New or significantly improved Junction 28/28A or links to Honiton Road.
  - Links to Old Hill and Duke Street.
  - Large areas of land in the proposed allocation unavailable, at this time, for development.
  - No mention of separate pedestrian and cycle links spanning the River Culm, M5 motorway and main railway line.