



All members of the Planning and Licensing Committee are hereby summoned to attend a meeting
of the
Planning and Licensing Committee
to be held on
Thursday 11 August 2016 commencing at 6.30pm at Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 5 August 2016

Membership: Councillors Eileen Andrews, Anthony Buczkowski, Gordon Guest, Janet Johns, Christopher Standford, Kate Haslett.

AGENDA

1. **Apologies:** To receive apologies for absence.
2. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests.
3. **Minutes:** To agree the minutes of the Planning and Licensing Committee meeting held on 28 July 2016 (Appendix A).
4. **Public question time:** There were no members of the public present.
5. **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](#):
 - i. **16/01115/FULL** – Shell UK Retail
Installation of a 5000 litre above ground AdBlue tank and 2 dispensers to HGV forecourt at Shell UK Ltd, Old Station Yard, Station Road, Cullompton.

- ii. [16/01157/HOUSE](#) – Mr and Mrs C Northwood
Erection of a single storey rear extension at 13 Bockland Close, Cullompton.
 - iii. [16/01161/FULL](#) – Mr and Mrs R Arnold
Change of use of land to allow the siting of a shepherd’s hut for tourism and formation of hardstanding for the parking of vehicles at land and buildings at NGR 298322 108694 (Barnfield), Cullompton.
- b. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair.
 - c. To consider applications for neighbouring parishes.
6. **Neighbourhood Plan Update:** To receive an update on the Neighbourhood Plan including a discussion surrounding the construction of roads in new housing development.
 7. **Devon Minerals Plan Consultation:** To consider modifications made to the [Devon Minerals Plan](#) following the initial consultation period.
 8. **Correspondence:** To receive correspondence received after the despatch of this Agenda.
 9. **Date and time of the next meeting:** To confirm the date and time of the next Planning Committee meeting as Thursday 25 August 2016 commencing at 6pm.



Planning and Licensing Committee

held on

Thursday 28 July 2016 commencing at 6.00pm at Cullompton Town Hall

Membership: Councillors Eileen Andrews, Anthony Buczkowski, Gordon Guest, Janet Johns, Christopher Standford, Kate Haslett.

Those present:

Councillors Gordon Guest, Janet Johns, Kathryn Haslett, Chris Standford, Rachel Sinclair*.

Mr Mark Hiscox (a member of the public).

The Assistant Town Clerk (Clerk).

**for part of the meeting only.*

DRAFT MINUTES

22. **Apologies:** Apologies for absence were received and accepted from Anthony Buczkowski (illness), Eileen Andrews (illness).

23. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests.

Councillor Chris Standford declared a pecuniary interest in the planning application 16/00957/HOUSE as he drew the plans.

24. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 30 June 2016 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Kathryn Haslett.

**Councillor Rachel Sinclair joined the meeting.*

25. **Public question time:** Mr Hiscox raised concerns about the configuration of the junctions at the new development at the former Cummings Nursery and his desire to see build out that has been installed removed.

RESOLVED: To write a letter to Devon County Council:

- noting the concerns raised by the residents of Culm Lea over the revised road layout at the junction of River Drive reducing visibility and making it more dangerous to exit the junction.
- new layout restricts access for Emergency vehicles and waste collection vehicles and the parking of vehicles is taking place in the vicinity of the new junction and on the new build out has not been prevented.
- this problem is likely to be exacerbated as houses on the new development are occupied particularly in light of the proposed allocation of land for the Cullompton Eastern Urban Extension and there is further concern about vehicles accessing the large septic tank that has been installed to service the Culm Lea estate.

Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.

26. **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](#):

Councillor Chris Stanford left the meeting having declared a pecuniary interest.

[16/00957/HOUSE](#) - Mr A Rooker

Erection of single storey rear extension at 11A Colebrooke Lane, Cullompton.

Recommend grant permission. Proposed Councillor Rachel Sinclair, seconded Councillor Kathryn Haslett.

Councillor Chris Stanford rejoined the meeting.

- b. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair.

16/00202	HOUSE	Mr and Mrs S Dunster	Conversion of double garage to ancillary annex	1 Newland Cottages, Cullompton	Approved
16/00347	LBC	Cullompton Conservative Club	Listed Building Consent for internal alterations and replacement windows	Cullompton Conservative Club, Cullompton	Approved
16/00500	ADVERT	MDDC	Advertisement Consent to display 1 free standing Heritage Information panel	The Walronds, 6 Fore Street, Cullompton	Approved
16/00525	FULL	Mr J Persey	Conversion of former stables to form 1 dwelling	Newland Farm, Cullompton	Refused

16/00527	FULL	Mr R Chard	Change of use of land from agricultural to domestic garden and erection of detached double garage	Ricklands, Colebrooke Lane, Cullompton	Approved
16/00571	LBC	Mrs A Church	Listed Building Consent for the erection of a conservatory	2 Newcourt Cottages, Langford	Approved
16/00580	FULL	Mr R Wyman	Land at NGR 301988 106652 (Adjacent to Poyle House), Exeter Road, Cullompton	Erection of dwelling	Withdrawn
16/00586	FULL	Mrs A Mason	Erection of extension	16 Duke Street, Cullompton	Refused
16/00598	TPO	Mr M Turner @ David Wilson Homes	Application to carry out works to 1 Monterey Cypress, 1 Oak and 4 Willow trees protected by Tree Preservation Order 15/00008/TPO	Milkmoor, Tiverton Road, Cullompton	Approved
16/00638	HOUSE	Ms N Quessou	Engineering works to change ground levels of back yard and formation of access and provision of hard standing for the parking of vehicles (Revised Scheme)	2 Fosterlea, Cullompton	Approved
16/00675	HOUSE	Mrs S Coles	Replacement of door and 4 windows to front elevation	22A Tiverton Road, Cullompton	Withdrawn
16/00689	TPO	Mrs Easton	Application to reduce stems growing towards south side of house and over garden by 3m, removal of 1 low limb/stem growing north facing and removal of dead wood protected by Tree Preservation Order 83/00003/TPO	11A Oak Drive, Cullompton	Approved
16/00720	FULL	Ms J Clark at Notemachine UK Limited	Retention of ATM on front elevation. Advertisement Consent for the installation of ATM fascia with internally illuminated lettering	3 Fore Street, Cullompton	Approved

16/00780	HOUSE	Mrs K Baker	Erection of conservatory	27 Court Drive	Approved
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These determinations were noted.

- c. To consider a variation of license application at 3 Fore Street, Cullompton.
The council has no objections. Proposed Councillor Rachel Sinclair, seconded Councillor Janet Johns.
- d. To consider applications for neighbouring parishes. There were no applications from neighbouring parishes to consider.

27. **Neighbourhood Plan Update:** District Councillor Richard Chesterton will be meeting with the Environment Agency and, as a result, MDDC may be required to carry out more work in terms of water table and drainage surveys. The Neighbourhood Plan requires a policy about the construction of roads in new development and Councillor Gordon Guest wishes to discuss the matter at the next Planning Committee meeting.

28. **Correspondence:**

- a. From MDDC stating no objection to the felling of 4 Ash trees to ground level at Forge House, 60 Higher Street, Cullompton.
- b. From MDDC stating no objection to the felling of 1 Sycamore tree and 1 Walnut tree at The Retreat, St John Court, High Street, Cullompton.
- c. E-mail correspondence between a resident of Culm Lea, MDDC and DCC concerning the road layout of the Devonshire Homes development of 100 houses at the site of the former Cummings Nursery (distributed separately by the Town Clerk). This matter was considered at Public Question Time.

29. **Date and time of the next meeting:** To confirm the date and time of the next Planning Committee meeting as Thursday 11 August 2016 commencing at 6.30pm.