



All members of the Planning and Licensing Committee are hereby summoned to a meeting of the
Planning and Licensing Committee
to be held on
Thursday 25 January 2018 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 19 January 2018

Membership: Councillors Eileen Andrews, Gordon Guest, Janet Johns, Kate Haslett and Richard Thorne.

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 11 January 2018 (Appendix A).
4. **Public Question Time:** To accept questions from members of the public present at the meeting.
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. [17/01993/FULL](#) – Grainge Architects on behalf of Diespeker (Interiors) Limited
Erection of a two storey office building with undercroft for parking following demolition of existing single storey office block at Diespeker (Interiors) Limited, Longbridge Meadow, Cullompton.
 - ii. [17/02035/HOUSE](#) – PRJ Architecture on behalf of Mr Wright
Erection of two storey extension following removal of existing sun room at 2 Stoneyford Cottages, Stoneyford, Cullompton.
 - iii. [17/01866/FULL](#) – Mr Jeremy Gunn
Enlargement of existing fishing lake at Land at NGR 301120 106076 (Padbrook Park (Colebrook Fishery)), Cullompton.

- iv. [18/00026/LBC](#) – Mr M Holmes

Listed Building Consent for replacement of 7 double-glazed windows with single glazing at 6 Newcourt Cottages, Langford, Cullompton.

- v. [18/00056/FULL](#) – SAB Drawing and Design on behalf of Mr John Callard

Replacement of windows and doors at The Hebron Hall, Lower Bull Ring, Cullompton.

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

- i. 17/00924/FULL – Change of use of agricultural buildings to Class B1/B8 with associated yard and parking areas and alterations to access at Land and Buildings at NGR 304296 107112 (Newlands Farm), Cullompton. **Permitted with Conditions to discharge.**

- ii. 17/01828/FULL – Change of use from shop (Class A1) to Café (Class A3) at Cullompton Balloons, 60 Fore Street, Cullompton. **Grant Permission.**

- iii. 17/01937/FULL – Change of use from Class A1 (Shops) to A3 (Restaurant and Cafés) at Country Fayre, 32 Fore Street, Culompton. **Grant Permission.**

- c. To consider applications from neighbouring Parishes.

6. **Neighbourhood Plan:** To receive an update.

7. **Correspondence:** To consider correspondence received after the despatch of this Agenda.

8. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 8 February 2018 commencing at 6pm.



Planning and Licensing Committee

held on

Thursday 11 January 2018 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Gordon Guest, Janet Johns, Kate Haslett and Richard Thorne.

Those present: Councillors Gordon Guest (Chair), Richard Thorne and Janet Johns.

The Assistant Town Clerk (Clerk).

Councillor Lloyd Knight.

2 members of the public including the applicant in planning application 17/01978/FULL.

DRAFT MINUTES

58. **Apologies:** Apologies were received and accepted from Councillors Eileen Andrews and Kathryn Haslett.
59. **Declarations of Interests:** All members declared an interest in 17/01978/FULL – all are known to Councillor Eileen Andrews who lives next door to planning application 17/01978/FULL (personal).
60. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 21 December 2017 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Gordon Guest.
61. **Public Question Time:** To accept questions from members of the public present at the meeting.

There were no specific questions from the members of the public present.

62. **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. [17/01972/HOUSE](#) – Mr M Lowman (MDDC) on behalf of Mr A Philp
Erection of single storey extension at 3 Saxon Way, Cullompton.
Recommend grant permission. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.
- ii. [17/01978/FULL](#) – Mr R Jones on behalf of Mr D Harrison
Erection of a dwelling attached to 6 Exon Buildings, Cullompton.
The Assistant Town Clerk read Mrs Eileen Andrews's statement to the

Committee. It was clarified by the applicant that the disabled parking space in the application is provided for Mrs Andrews and that there is direct access provided to the shared pathway between 5 and 6 Exon Buildings. The applicant has offered to provide legally binding assurance to Mrs Andrews providing her with exclusive use of the disabled parking space for as long as she needs it.

The following observations were made:

- Councillor Richard Thorne stated that the development is preceded along the line of Exon Buildings in terms of the footprint of the proposal and the highway access to it.
- There could be an objection in terms of the removal of the disabled parking space but this has been mitigated by provision of such in the application. Another solution would be to move the disabled space further along the road in order to provide access to the development following removal of a section of grass verge at the front of the site. It was considered that provision of a disabled parking space within the boundary of the application site is the best solution and will further provide additional off-road parking spaces.
- On questioning, the applicant confirmed that there has been more than sufficient provision for the user of the disabled space provided to turn a vehicle if required.

Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Richard Thorne with a unanimous vote in favour.

iii. [17/02020/MFUL](#) – The Planning Bureau on behalf of McCarthy and Stone Ltd

Erection of building comprising 44 retirement apartments with associated communal lounge, manager's office, guest suite, rechargeable electric buggy store, car parking, sub-station and landscaping at Astra Printing and Crown Works Site, Willand Road, Cullompton.

Councillor Gordon Guest recalled the visit from McCarthy and Stone and, since then, he has contacted several other McCarthy and Stone sites. The primary concern of residents at such developments is the provision of parking for both residents and their visitors – it was, at their visit to the council, confirmed by McCarthy and Stone that there would be significant additional parking at this particular site over and above that which is usually provided. Councillor Gordon Guest further stated that residents felt that there is also a requirement for more than one lift at developments such as this in the case of one or other breaking down and bearing in mind that residents are reliant on the use of a lift.

The other problem is the provision of storage and charging facilities for Mobility Scooters. In some cases, mobility scooters were required to be stored within the dwelling as insufficient storage facilities had been provided on site. With the modern mobility scooter being much larger than has been the case, having such a machine stored in a relatively small dwelling is considered impractical.

Both these issues need to be brought to the attention of and addressed by McCarthy and Stone before this development takes place.

Councillor Richard Thorne stated that DCC need to be pressurised to find a solution to the ongoing and exacerbated traffic issues along Willand road should this development go ahead.

In addition, there needs to be a strategic study into the flow and movement of traffic at the Station Road, High Street and Higher Street junction to provide for the additional and vehicular traffic that will be generated should this development proceed.

Councillor Janet Johns stated that a Condition in any planning permission to regulate the movement of large vehicles making deliveries will be required to specify a route that must be taken by them in order to minimise disruption to local residents.

Recommendation: That this application is considered and commented on by the Full Council.

Resolved: That this application is considered and commented on by the Full Council. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.

- b. To receive planning determinations and consider any other planning matter brought forward at the discretion of the Chair. None.
- c. To consider applications from neighbouring Parishes. None.

- 63. **Neighbourhood Plan:** Councillor Gordon Guest reported that the new timetable for completion has been circulated – it is to be planned to be put before the Full Council sometime before March and a Referendum on the plan is expected in October. MDDC have requested several changes and these will be considered by the Working Group in due course – one was the provision of off road parking spaces per dwelling. The Swimming Pool site is slightly more complex and its current proposed site may have to change to reflect the changes to the emerging MDDC Local Plan.
- 64. **Correspondence:** To consider correspondence received after the despatch of this Agenda. None.
- 65. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 25 January 2018 commencing at 6pm.