



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 14 June 2018 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 8 June 2018

Membership: Councillors Eileen Andrews, Daniel Barnes, Iain Emmett, Gordon Guest, Kathryn Haslett, Janet Johns, Lloyd Knight.

AGENDA

1. **Apologies:** To receive apologies for absence.
2. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests.
Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.
3. **Terms of Reference:** To review the Terms of Reference for the Planning and Licensing Committee (Appendix A).
4. **Minutes:** To agree the minutes of the Planning and Licensing Committee meeting held on 24 May 2018 (Appendix B).
5. **Public Question Time:** To accept questions from members of the public present at the meeting.
6. **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 C.
 - b. To receive planning determinations (Appendix D) and consider any other planning matter brought forward at the discretion of the Chair.
 - c. To consider applications from neighbouring Parishes.
7. **Neighbourhood Plan:**
 - a. To approve the allocation of £3,000 to pay for consultancy fees to guide required changes to the Neighbourhood Plan.
 - b. To receive an update.
8. **Correspondence:** To consider 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 meeting as Thursday 21 June 2018 commencing at 6pm.

Planning & Licensing Committee

Terms of reference

- i. The Committee shall meet twice a month with the Chairman having discretion to call extraordinary meetings as required.
- ii. To respond to all planning and licensing applications where the Council is consulted having due regard for:
 - The National Planning Policy Framework.
 - The Planning Authority's Local Plan.
 - The Conservation Area Management Plan.
 - The Greater Exeter Strategic Plan.
 - The view of parishioners as appropriate.
 - All other information and advice that may be available.
- iii. To represent the council at meetings of Mid Devon District Council's Planning & Licencing Committees and to make written or verbal representation on behalf of the council in the event of a planning or licencing application being appealed.
- iv. The Chairman shall refer any major or contentious planning application to the council for consideration.
- v. To advise the Council as required on all matters associated with the Local Development Plan and any other planning consultation documents.
- vi. To oversee the production and implementation of a Neighbourhood Plan.



Planning and Licensing Committee

held on

Thursday 24 May 2018 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Gordon Guest, Janet Johns, Kate Haslett and Lloyd Knight.

Those present: Councillors Gordon Guest, Lloyd Knight, Janet Johns, Kathryn Haslett

The Assistant Town Clerk (Clerk)

Councillor Will Jones

MINUTES

115. **Apologies:** Apologies were received and accepted from Councillor and Eileen Andrews (personal).
116. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests. None.
117. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 10 May 2018 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Kathryn Haslett, seconded Councillor Janet Johns.
118. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.
119. **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 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.
120. **Neighbourhood Plan:**
- a. To discuss Public Rights of Way (PROW) through the Cullompton North West Extension. There is a Public Right of Way that runs through the NW Extension that will pass between the proposed school and sporting facilities immediately adjacent (Cullompton Bridleway 8). The council has previously supported a proposal to reroute this PROW to prevent this – the developer and DCC footpaths also support this application including that area of the pathway that is just outside the development boundary. As it is a Bridleway, there is a requirement to install a Pegasus crossing for horses. The Chair has concerns that DCC highways may prevent this happening.
- RESOLVED: That, as the developer and DCC Public Rights of Way are content to reroute the Cullompton Bridleway 8 and have installed a Pegasus Crossing and**

that this is supported by the Town Council, it is strongly recommended that DCC Highways do not prevent the rerouting and improvement of Cullompton Bridleway 8. It is further recommended that the lower portion of Cullompton Bridleway 8 is realigned to link with proposed Pegasus Crossing across NW Extension Spine Road. In addition, it is further recommended that a pedestrian crossing of some sort is installed on Willand Road in the vicinity of St George's Well to provide safe passage for pedestrians using this Public Right of Way, including children walking to and from the proposed Primary School in the NW Extension. Proposed Councillor Kathryn Haslett, seconded Councillor Janet Johns.

- b. To discuss the installation of Pegasus Crossing on a Bridleway through the Cullompton North West Extension. See 120a.
- c. To discuss the provision and ongoing management of a proposed Community Orchard and Community Garden located in the Cullompton North West Extension. It is necessary to ensure that the garden is large enough to meet the needs of the College Surgery Partnership. In addition, the developer has proposed a community orchard in this area and the longer term management of this orchard should be considered.

RESOLVED:

That a letter is written to College Surgery Partnership request information on the dimensions of garden required for the proposed garden.

That Persimmon Homes is written to requesting information on the proposed Community Orchard.

Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett.

- d. To receive a general update. A meeting has been held concerning the Eastern Relief Road as MDDC have resolved to request that the £10.2M currently allocated to make temporary changes to Junction 28 is diverted from this project and is, instead, allocated to the provision an Eastern Relief Road. The Neighbourhood Plan Steering Group felt unable to support the proposed Eastern relief road as there is no route defined at this stage and the route of the road will have a significant bearing on the support received by the Neighbourhood Plan Steering Group and in the wider community. There will be a proposal to spend £3,000 from the Neighbourhood Plan Budget Line in order to engage the services of a Planning Consultant at some point in the future.

- 121. **Correspondence:** To consider correspondence received after the despatch of this Agenda. None.
- 122. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 14 June 2018 commencing at 6pm.

APPENDIX A

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 24 MAY 2018

Application Number	Decision Level	Applicant	Application Location	Cullompton Town Council Comment and Recommendation
18/00646/HOUSE	DEL	Mr & Mrs Derek Freemantle, Mutterton Barn, Mutterton, Cullompton	Installation of french doors, velux roof window and sun pipe at Mutterton Barn, Mutterton, Cullompton.	Recommend grant permission.
18/00675/HOUSE	DEL	Mr Chris Phillips 25 Head Weir Road, Cullompton	Erection of a rear extension at 25 Head Weir Road, Cullompton, Devon.	Recommend grant permission.
18/00698/HOUSE	DEL	Mr & Mrs Totterdell C/o Mrs Diana Norman, XL Planning Ltd	Erection of single storey rear extension and extension to garage at 16 Conifer Close, Cullompton.	Recommend grant permission.
18/00736/FULL	DEL	AJ & RH Webber Sunnyburrow Farm, Knowle, Cullompton	Erection of a livestock and general purpose agricultural building at Land at NGR 299642 107304 (Sunnyburrow Farm), Knowle, Cullompton.	Recommend grant permission.
18/00737/FULL	DEL	Mr J Gregory Gregory Distribution Ltd North Park	Erection of extension at Gregory Distribution Ltd, Kingsmill Industrial Estate, Cullompton.	Recommend grant permission.
18/00738/FULL	DEL	AJ & RH Webber Sunnyburrow Farm Knowle, Cullompton	Erection of a livestock and general purpose agricultural building at Land at NGR 99651 107295 (Sunnyburrow Farm) Knowle, Cullompton.	Recommend grant permission.
18/00741/FULL	DEL	Mrs Patricia Cooper James 48 Parlour Mead, Cullompton	Replacement of one existing rear window with a UPVC door at 48 Parlour Mead, Cullompton.	Recommend grant permission.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 14 JUNE 2018

Application Number	Expected Decision Level	Applicant	Agent	Application Location	Proposal
18/00791/FULL	DEL	Devon Grain Store Ltd Saunders Way Kingsmill Industrial Estate Cullompton Devon EX15 1BS	Mr James Mcfarlane	Devon Grain Store Ltd Saunders Way Kingsmill Industrial Estate Cullompton Devon EX15 1BS	Erection of a replacement grain dryer

APPENDIX D

LIST OF PLANNING DETERMINATIONS TO DATE 7 JUNE 2018

1. 18/00380/MARM - Reserved Matters (Phase 2) in respect of the appearance, landscaping, layout and scale of three industrial buildings (B1, B2, and B8 use), following Outline approval 09/01573/MOUT (and varied by 16/01948/FULL and 17/00558/FULL)
Land and Buildings at NGR 303161 108402 (Venn Farm) Cullompton Devon
Status Permitted with Conditions to Discharge
2. 18/00404/FULL - Conversion and extension of outbuildings to ancillary accommodation and 2 holiday lets with office and store at first floor level and installation of an oil tank (Revised scheme)
Fulfords Colebrooke Lane Cullompton Devon EX15 1PD
Status Application Refused
3. 18/00529/FULL - Installation of additional external refrigeration plant
Aldi Unit 1 Brook Road Cullompton Devon EX15 1FU
Status Application Permitted
4. 18/00377/FULL - Erection of an extension and alterations to church hall
Brethrens Meeting Room Tiverton Road Cullompton Devon
Status Application Permitted
5. 18/00448/FULL - Erection of storage shed and formation of access track
Land at Barton Ponds Knowle Cullompton
Status Permitted with Conditions to Discharge
6. 18/00459/FULL - Construction of an earth lined slurry lagoon
Land and Buildings at NGR 280838 102205 (Aller Barton) Sandford Devon
Status Application Permitted
7. 18/00558/HOUSE - Erection of a single storey rear extension
29 Court Drive Cullompton Devon EX15 1AX
Status Application Permitted
8. 18/00509/FULL - Erection of poultry building (700sqm) and associated works
Land at NGR 303885 104379 Chaldon Farm Mutterton Devon
Status Application Permitted
9. 18/00348/ADVERT - Advertisement consent for the display of an externally illuminated sign
Marshalls Fish Bar 37 High Street Cullompton Devon EX15 1AF
Status Application Refused