



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 27 September 2018 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 21 September 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. **Minutes:** To agree the minutes of the Planning and Licensing Committee meeting held on 13 September 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](#) and listed at Appendix B.
 - b. To receive planning determinations (Appendix C) and consider any other planning matters brought forward at the discretion of the Chair.
 - c. To consider applications from neighbouring Parishes.
6. **Neighbourhood Plan:** To receive an update.
7. **Correspondence:** To receive any correspondence received after the dispatch of this Agenda.
8. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 11 October 2018 commencing at 6pm.

In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are very welcome to attend this meeting.

Members of the public will only be permitted to speak at the beginning of the meeting during Public Question Time.



Planning and Licensing Committee

held on

Thursday 13 September 2018 commencing at 6pm in Cullompton Town Hall

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

DRAFT MINUTES

50. **Apologies:** To receive apologies for absence. None.
51. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests. Councillor Gordon Guest and Councillor Kathryn Haslett declared personal interests in Item 55 as the Chair of the Neighbourhood Plan Steering Group and member of the Swimming Pool Campaign Committee respectively.
52. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 23 August 2018 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Kathryn Haslett, seconded Councillor Gordon Guest.
53. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.
54. **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 (Appendix B) and consider any other planning matters brought forward at the discretion of the Chair. At the discretion of the Chair, Councillor Gordon Guest reported that the gas main contractors have met with the traders in Fore Street to explain that the gas main works in Fore Street will consist of a new liner being inserted inside the existing pipe and so will not require the whole of Fore Street to be excavated at once. The existing pipe is experiencing a higher than average number of leaks requiring attention and the new liner will have a life expectancy of c80 years. It was reported that, although the contractors were unaware of the plan to resurface the foot paths in Fore Street, they will make an approach to Devon County Council to investigate the possibility of co-ordinating the works.
 - c. To consider applications from neighbouring Parishes. None.
55. **Neighbourhood Plan:** Councillor Gordon Guest reported that:
- the NHPSG met and was pleased that Mr Weston has been reengaged to continue the NHP. The financial position of the NHP has been checked. Not all grant funding has been spent and the financial position of the NHP is good.
 - The Assistant Town Clerk has been identified as the administrator for the NHP.
 - Councillor Richard Chesterton (Deputy Leader Portfolio Holder for Planning and Economic Development) of MDDC has agreed to be the MDDC liaison for the Cullompton NHP process.

- The revised National Planning Policy Framework (NPPF) will come into effect in Jan 2019 to update the 2012 edition. NHPSG have been informed that the plan should be completed before this date as, should it be completed after this date, it will need to reflect this new NPPF. There is an argument, however, that if this is the case then the NHP would be open to appeal if it is written in accordance with and reflects the 2012 NPPF rather than the revision.
- Current aim is that the completed NHP will come to the council for approval in February 2019 although this date may be delayed – Mr Weston will provide regular updates on the plan's progress.
- NHPSG October meeting will decide that the housing requirement will be decided upon in relation to provision of a Swimming Pool. The evidence base to support the NHP Policy concerning provision of a swimming pool will also have to include a detailed Business Plan.
- There will be some changes to the NHP following the health check carried out by Locality – there is some bolstering of the justification of NHP Policies particularly, for example, in terms of the provision of off-road parking spaces in new developments, if these Policies are to survive the scrutiny of the Planning Inspector.
- It is hoped that the Regulation 14 Consultation will take place prior to Christmas although this may change dependent on comment from MDDC.

56. **Correspondence:** To receive any correspondence received after the dispatch of this Agenda. None.

57. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 27 September 2018 commencing at 6pm.

In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are very welcome to attend this meeting.

Members of the public will only be permitted to speak at the beginning of the meeting during Public Question Time.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 13 SEPTEMBER 2018

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
18/01297/TPO	DEL	Mr Mumford, 12 Dove Close, Cullompton, Devon, EX15 1UL	Mr Vernon	Application to fell 1 Oak tree protected by Tree Preservation Order 97/00013/TPO at 12 Dove Close, Cullompton	Will accept the Planning and Tree Officer's Determination.
18/01276/HOUSE	DEL	Mr & Mrs S Alcock Bellington House, Stoneyford, Cullompton, Devon, EX15 1NU	Mr Simon Spencer, MCIAT	Erection of extensions, to include annexe and garage with store Bellington House, Stoneyford, Cullompton	Recommend grant permission.
18/01187/LBC	DEL	Mr R Sivilal Manor House Hotel 2 - 4 Fore Street, Cullompton, Devon, EX15 1JL	Mr Stephen Bryant	Listed Building Consent for structural repairs to the shell canopy and sign bracket on East elevation Manor House Hotel, 2 - 4 Fore Street, Cullompton	Recommend grant permission.
18/01153/FULL	DEL	Mr P Hurrell Square Close, Station Road, Cullompton, EX15 1BQ		Change of use of land from storage yard for showman's equipment to allow the siting of 2 chalets for residential use and storage Land at NGR 302486 107782 (Adjoining Square Close and Millennium Way), Station Road, Cullompton	Recommend grant permission. However, it is considered that development of this type restricts the space available for the storage of vehicles and equipment and should be limited at this location.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 27 SEPTEMBER 2018

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
18/01212/OUT	DEL	Mrs Baker Perchance Shortlands Lane Cullompton EX15 1HG	Mr Simon Archer	Outline for the erection of a dwelling at Land at NGR 301933 107275 (Adj. to St Helena), Shortlands Lane, Cullompton	

APPENDIX C

LIST OF PLANNING DETERMINATIONS TO DATE 27 SEPTEMBER 2018

1. 18/01191/HOUSE - Erection of single storey side and two storey rear extensions
17 Oak Drive Cullompton Devon EX15 1NW

Status Application Permitted

2. 18/01299/CAT - Notification of intention to dismantle 1 Lawson Cypress tree to ground level within the Conservation Area
The Retreat Gravel Walk Cullompton Devon EX15 1DA

Status No Objection

3. 18/01122/FULL - External alterations and ancillary works to existing building and car parking including a revised entrance
Mole Valley Farmers Cullompton Devon EX15 1NU

Status Application Permitted

4. 18/01125/ADVERT - Advertisement consent to display 9 non illuminated Fascia signs, 1 illuminated Fascia sign, 1 pole sign, 2 entrance signs and 5 other signs
Mole Valley Farmers Cullompton Devon EX15 1NU

Status Application Permitted