



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 22 November 2018 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 16 November 2018

Membership: Councillors Eileen Andrews, Iain Emmett, Gordon Guest (Chair), 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 8 November 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 consider and make comment on planning application DCC/4092/2018 (Conversion of existing central courtyard into additional covered space for dining and exams, along with associated landscape works, at Cullompton Community College) (Appendix C).
 - c. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair.
 - d. To consider applications from neighbouring Parishes.
6. **Neighbourhood Plan:** To receive an update (Appendix D).
7. **Correspondence:** 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 22 November 2018 commencing at 6pm.

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

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 8 November 2018 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Iain Emmett, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Lloyd Knight.

Those present: Councillors Gordon Guest (Clerk), Iain Emmett*, Janet Johns, Lloyd Knight, Kathryn Haslett.

Matt Powell (Taylor Wimpey Homes)

The Deputy Town Clerk

The Assistant Town Clerk (Clerk)

** for part of the meeting only.*

DRAFT MINUTES

87. **Apologies:** Councillor Eileen Andrews (personal)
88. **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.* Councillor Kathryn Haslett (swimming pool campaign).
89. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 25 October 2018 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.
90. **Public Question Time:** The member of the public present had no questions for the Committee.
91. **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. Noted.
 - c. To consider applications from neighbouring Parishes. None.
 - d. To formulate a list of priorities for projects and the allocation of s106 funding for Public Open Spaces and Air Quality for approval by the council.
 - Upcott Field renovation including renewal of existing equipment.
 - At the steps between Bilbie Close and Crow Green Park provide for the installation of handrails either side of the steps.
 - Further development of Knightswood play area with a flat bike/scooter track.
 - Installation of a rock climbing arrangement at Knightswood.
 - Improvement of the path through Crow Green Park.
 - Improvement of the paths in the CCA Fields.

- Improvement of the CCA/Tesco access at the foot of Middle Mill Lane.
- Provision of adult fitness equipment at:
 - Tufty Park
 - Upcott Field
 - Meadow Lane
 - Headweir Road
- Installation of further street furniture (benches etc) throughout the town. Exact locations are yet to be established although the route to the CVICH is key.
- Installation of shelters at unprotected bus stops such as Swallow Way (west bound) and Millennium Way including hard standings as necessary.
- Replacement of stiles on public rights of way with accessible gates.
- Stabilisation of Footpath 2 between the accessible gate and the footbridge across the watercourse.

92. **Neighbourhood Plan (NHP):**

- a. To discuss the Neighbourhood Development Order (NDO) process in relation to the proposal to have a swimming pool constructed in the Cullompton NW Extension. When the Neighbourhood Plan has been adopted, a NDO can be commenced in order to allocate and approve the provision of a Swimming Pool. Locality can provide some support but won't consider it until such time as the NHP is adopted. Locality consider that this is precisely what NHP's are intended for. Timescale would be, probably, a couple of years. There will be budgetary implications and, as a result, the council will have to make the decision on whether or not to proceed. There was discussion surrounding the ongoing funding of the NHP and the funding required for the swimming pool NDO.

RECOMMENDATION: That the council agrees, in principle, to formulating a Neighbourhood Development Order for the provision of a swimming pool adjacent to the Cullompton North West Extension and that £9,000 is allocated in the council's 2019-2020 budget to support this Neighbourhood Development Order. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.

Councillor Iain Emmett left the meeting.

- b. To receive an update. The NHP timetable was issued some time ago and, at this time, is still on target with the exception of the policy specific to the swimming pool as the evidence base is not yet ready. As a result, a new Regulation 14 consultation will not be required. It is anticipated to make the new NPPF changes and bring it to the council for approval in Feb 19 – from there it will go to MDDC and the Planning Inspector after which the public will be consulted in a referendum.

93. **Correspondence:**

- a. From a Parishioner concerning building works in the New Cut, Cullompton (Appendix D). The Assistant Town Clerk reported that an email had been received from a concerned property owner in the vicinity of The New Cut stating that works being undertaken to a premises was having a detrimental effect on her neighbouring property. He further reported that the matter had been passed to MDDC for any required action and an enforcement case has been started (18/00334/Urban).
- b. It was noted that an application has been received from DCC regarding proposed building works to Cullompton Community College. The link to the application has been forwarded to members of the Planning Committee and comment will be made at the next meeting due to be held on 22 November 2018.

94. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 22 November 2018 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 8 NOVEMBER 2018



Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
18/01698/HOUSE	DEL	Mr and Mrs S Luxton 3 Forcefield Road Cullompton Devon EX15 1QB	Miss Naomi Jackson	Erection of single storey extension at 3 Forcefield Road, Cullompton	Recommend grant permission.
18/01675/HOUSE	DEL	Mr G Cowley 58 Higher Street Cullompton Devon EX15 1AJ	ARA Architects	Erection of a rear extension, erection of store and formation of access and provision of hardstanding for the parking of vehicles at 58 Higher Street, Cullompton	Recommend grant permission.
18/01593/LBC	DEL	Mr & Mrs Cooper St Patricks 1 Church Street Cullompton Devon EX15 1JU	Mr Alister King-Smith	Listed Building Consent to block two interconnecting doorways at St Patrick's, 1 Church Street, Cullompton	Recommend grant permission.
18/01583/TPO	DEL	Mrs Joy Davles 17 Redland Way Cullompton Devon EX15 1GJ		Application to remove 1 branch on 1 Yew tree protected by Tree Preservation Order 15/00008/TPO at Milkmoor, Tiverton Road, Cullompton	Will accept the Tree and Planning Officers' determination.



LIST OF PLANNING DETERMINATIONS TO DATE 8 NOVEMBER 2018

1. 18/01007/FULL - Erection of an agricultural livestock and storage building (Revised Scheme) and EA flood defence works in the form of an earth bund at Woodmill Farm Cullompton Devon EX15 1RX
Status **Permitted** with Conditions to Discharge.
2. 18/01276/HOUSE - Erection of extensions, to include annexe and garage with store at Bellington House Stoneyford Cullompton Devon EX15 1NU
Status **Permitted** with Conditions to Discharge
3. 18/01027/FULL - Erection of a two storey office building with undercroft for parking following demolition of existing single storey office block (Revised scheme) at Diespeker (Interiors) Ltd Unit 1 Longbridge Meadow Cullompton Devon EX15 1BT
Status **Permitted** with Conditions to Discharge
4. 18/01297/TPO - Application to fell 1 Oak tree protected by Tree Preservation Order 97/00013/TPO at 12 Dove Close Cullompton Devon EX15 1UL
Status Application **Permitted**

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 22 NOVEMBER 2018

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
18/01773/TPO	DEL	Mrs Campbell The Flat The Walronds 6 Fore Street Cullompton	Mr Colin Inder	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 07/00001/TPO at The Walronds, 6 Fore Street, Cullompton.	
18/01742/FULL	DEL	Mr J Opie Goonvean Holdings Ltd C/o Mr Alex Graves PCL Planning 13A - 15A Old Park EXETER		Variation of condition (7) of planning permission 17/00558/FULL to accord with the S278 and land dedication process at land and buildings at NGR 303161 108402 (Venn Farm), Cullompton.	
18/01424/FULL	DEL	M L & E M Persey Park Farm Bradninch	Mr James Whilding, Acorus	Erection of an agricultural livestock building at land at NGR 301292 105798 (Padbrook Hill), Cullompton.	
18/01805/FULL	DEL	Mr D P R & Mrs S Reed Barton Ponds The Bartons Knowle Cullompton	Mrs Jane Pritchett	Erection of storage shed and formation of access track (Revised Scheme) at Land at NGR 300024 107349, Barton Ponds, Knowle, Cullompton	
18/01797/FULL	DEL	Mrs C Norman & Mr A Wood Tye Farm Langford Cullompton	Mr Alex Wotton	Erection of an agricultural storage building at Land at NGR 302744 103597 (Tye Farm), Langford, Devon	
18/01507/HOUSE	DEL	Mrs W Gillings, XLPlanning 1A Fore Street Cullompton		Erection of single storey side and rear extension after demolition of outbuildings at 13 Colebrooke Lane, Cullompton	Erection of single storey side and rear extension after demolition of outbuildings

Planning, Transportation and Environment

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Parish/Town Clerk
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Tel: 01392 383000
Email: planning@devon.gov.uk

Our Ref: SBX/DCC/4092/2018

6 November 2018

Dear Mrs Morris,

Town and Country Planning General Regulations 1992 - Regulation 3

Conversion of existing central courtyard into additional covered space for dining and exams, along with associated landscape works at Cullompton Community College, Exeter Road, Cullompton, EX15 1DX

The County Planning Authority has received a planning application for the above proposed development.

PLEASE NOTE: You are kindly asked to always use the following link <https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4092/2018&cuuid=FD9BF74F-F391-485D-A50E-A54828EBBD35> to view the application documents, and use the **'Comment on this application'** button towards the top of the web page to access your unique online consultation response form for this application.

I would appreciate any comments you may have regarding this application within 21 days of the date of this letter. If I do not receive a substantive response from you within this timescale, the County Council will proceed to determine this application on the basis that you raise no objection to the proposal.

Should this timescale cause you difficulties or should you have any particular queries regarding this application, please do not hesitate in contacting me.

Yours sincerely

Stephen Boundy

Stephen Boundy
Planning, Transportation and Environment

15 th November 2018. Cullompton Neighbourhood Plan report from Cllr Gordon Guest.
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The Cullompton Neighbourhood Plan Steering Group met on Wednesday 14th November 2018 in Cullompton Library.

All Cullompton Town Councillors need to remind themselves of the nine pages NHP report produced in August 2018. As this update continues from that report.

Neighbourhood Plan.

The Neighbourhood Plan is on track to be completed in early 2019 as per the August timeline.

- In January 2019, the full updated NHP booklet will be presented to the NHP Steering group for signing off as completed.
- In February 2019, The full NHP booklet will be presented to the full Town Council. Should the town council agree the NHP Plan it would then be emailed to MDDC by end of February or early March 2019.
- The new 2018 National Planning Policy Framework comes into force at the end of January 2019 so the Neighbourhood Plan cannot be completed before this date.
- Mr Weston is updating the NHP in light of NPPF new statements.
- Regulation 14 Consultation. The NHP has successfully had a regulation 14 public consultation. As the changes to the NHP are minor (new NPPF) there is no need for a further regulation 14 consultation.

Therefore, all being well, the Town Council should expect the NHP to come to a meeting in February 2019. As this will be a lengthy document CTC will need to decide if it should be at a standard council meeting or if an extra meeting should be called just for the NHP.

CTC should ensure they ask MDDC for the outstanding funds before completion. The NHP consultant will still need to give advice regarding the choice of planning inspector and in meetings with the planning inspector during the next four to five months from March 2019.

MDDC would estimate a month for MDDC to check NHP. A further month to allocate a planning inspector. The planning inspector would take two to three months to comment on the NHP. When all was agreed, there would be a further 6-week public consultation. Finally, probably September / October 2019, there would be a public referendum. This would be a majority vote by the general public.

From March 2019, MDDC will be responsible for sorting out the Planning Inspector and moving the NHP through the final legal stages. However, the NHP group would still need access to the NHP consultant and for hiring rooms for meetings. These costs would need to be in the budget from April 2019.

Once the NHP is submitted to MDDC, say early March 2019, the NHP has legitimate planning status and must be consulted alongside the MDDC Local Plan.

Swimming Pool land allocation.

There is a delay in the progress of the North West Extension. The Cullompton swimming pool and hydrotherapy pools cannot come forward until the NW Extension relief road is under construction.

Due to the delay of the NW Extension, the detailed viability assessments on the land for the swimming pool are also delayed. You cannot plan for this until it is certain there will be a relief road and when it will be actually built.

The proposal remains that a parcel of land adjacent to the NW Extension has been identified. The Landowners are willing to provide a site for the swimming pool and hydrotherapy pools complex. They would also need to allocate some additional land for between 300 and 350 houses. Funding through S106 would come from these houses for the swimming pool. Theoretical computer calculations suggest this might be around £1.5 million; it might be nearer £2 million. Again, the precise sum cannot be calculated until building has begun on the NW Extension and MDDC and DCC know exactly what their S106 contributions from developers will be for infrastructure.

For these reasons, the NHP does not include a detailed swimming pool policy. The NHP does include a flexible swimming pool policy, which would support a future development of the swimming pool.

Neighbourhood Development Order. (For swimming pool).

Locality are the company that advises on Neighbourhood Plans and administers grant funding. (There will be grants available from April 2019). Locality have advised Cullompton Neighbourhood Plan that they should complete the existing NHP. Once the NHP moves towards completion (April 2019). Cullompton could apply to set up a specific Neighbourhood Development Order (NDO) to allocate land for the swimming pool including land for the housing (some 300 to 350) to help fund the swimming pool. This has been discussed in some detail with MDDC planning, who in principal would support Cullompton Town Council developing this NDO plan. THE NDO PLAN WOULD BE CULLLOMPTON TOWN COUNCILS, working through a steering group as at present.

Therefore, the full Cullompton Town Council would need to agree to develop and fund a Neighbourhood Development Order from April 2019. This NDO would be specifically relating to the swimming pool and its land allocation. It would make use of the existing policy of the swimming pool in the current NHP.

Because the NDO is very specific it would be shorter to write and faster to develop than the current NHP. Although a budget needs to be agreed by CTC from April 2019. The NDO does not need to actually formally start with an application to Locality until all procedures are in place. That is until MDDC planning believe they have enough detailed information to make the swimming pool and houses viable as a planning project **AND THE NW EXTENSION ACTUALLY HAS HOUSES AND ROADS BEING BUILT.**

Quite simply this is the best chance Cullompton has of getting a swimming pool. It is the closest it has come to realising this long held dream. As Councillor Eileen Andrews has stated for many many years there has been a swimming pool campaign.

Funding.

- Bids can be made to Locality for grant funding. Possibly some £5,000 to £8,000. Exact details will be known by Locality in 2019.

- Technical expertise. Locality will provide free unlimited technical advice and guidance on NDO, but it will not be quick.
- There will be a need to hire a planning consultant and pay costs.
- There will be a need for clerical support from Cullompton Town Council.
- Cullompton Town Council will need to consider a budget to help with funding the NDO from 2019 to 2020 and then from 2020 to 2021.

Cullompton Neighbourhood Plan.

- Aims to complete and go to steering group in January 2019.
- Aims to be presented to full Town Council in February 2019
- Aims to go to MDCC in early March 2019.
- Aims to go for the final public voting referendum around September / October 2019.

Note. Whilst this is the aim, there are still many factors, which could delay this process. For example, the response of the Planning Inspector is unknown. This could be quick approval or long delays.

Cullompton Town Council Actions.

- Discuss and vote on producing a Neighbourhood Development order with advice from Locality.
- Discuss and agree on a NDO budget for 2019 to 2020
- Wait until after April / May 2019 to see if this NDO project is possible to come forward.

Councillor Gordon Guest
Chair of Cullompton Planning Committee
Chair of Cullompton Neighbourhood Plan

15/11/2018