



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 28 February 2019 commencing at 6pm in Cullompton Town Hall**

*Judy Morris*

**SIGNED:** Mrs Judy Morris (Town Clerk)

**DATE:** 21 February 2019

Membership: Councillors Iain Emmett (ex-Officio), Eileen Andrews, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Lloyd Knight, Michael Oxford and Martin Smith.

## **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 14 February 2019 (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 including issuing an invitation to an Officer of the Planning Authority to discuss all aspects of residential development and associated infrastructure planned for Cullompton Parish.
  - c. To consider applications from neighbouring Parishes.
6. **Neighbourhood Plan:**
  - a. To consider providing funding for refreshments at the next NHPSG meeting.
  - b. To receive an update.
7. **Correspondence:** To receive 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 14 March 2019 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 14 February 2019 commencing at 6pm in Cullompton Town Hall**

Membership: Councillors Iain Emmett (ex-Officio), Eileen Andrews, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Lloyd Knight, Michael Oxford and Martin Smith.

Those present: Councillors

The Assistant Town Clerk (Clerk)

### DRAFT MINUTES

127. **Apologies:** Apologies were received and accepted from Eileen Andrews (Medical)
128. **Declarations of Interests:** There were no declarations of disclosable pecuniary interests and personal interests.
129. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 10 January 2019 were adopted as a true and correct record of the meeting and signed as such.
130. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.
131. **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 and consider any other planning matters brought forward at the discretion of the Chair including formulating a response to Mid Devon District Council's Public Consultation on the draft Vision and Concept for the Culm Garden Village, Cullompton for approval by Cullompton Town Council.
    - Planning determinations were noted.
    - The questionnaire and response to the Vision and Concept was discussed by the Committee. The full responses will be prepared by the Assistant Town Clerk for consideration at the Planning and Licensing Committee Meeting on 28 February 2019.
  - c. To consider applications from neighbouring Parishes. None.
132. **Neighbourhood Plan:**
- a. To approve expenditure for the rental of a venue to hold Neighbourhood Plan Steering Group meetings.

**RESOLVED:** That expenditure to the total of £28.00 for venue rental at The Hayridge, Cullompton for meetings of the Neighbourhood Plan Steering Group is approved for payment.

- b. To consider the final Submission Version of the Neighbourhood Plan. This has been finished and will be discussed and ratified, with or without changes, by the Full Council at their meeting in March.

**RESOLVED:** That the Submission Version of the Neighbourhood Plan, with very minor changes, is recommended to the Full Council for approval.

**RESOLVED:** That an Executive Summary and Policy Summary of the Neighbourhood Plan is completed.

- c. To consider renewal of the Survey Monkey subscription.

**RESOLVED:** That the council's subscription to Survey Monkey is renewed.

- d. To receive an update. As the Submission Version has been finalised, there was nothing significant to report. The Submission Version will be taken to the Full Council for ratification at their extraordinary meeting on 14 March 2019.

133. **Correspondence:** Correspondence received after the dispatch of this Agenda.

134. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 28 February 2019 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 14 FEBRUARY 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
<a href="#">19/00084/TPO</a>	DEL	Mr Ben Mercy 5 Gooding Rise, Tiverton		Application to fell one Oak tree protected by Tree Preservation Order 10/00008/TPO at Land at NGR 301369 107564, Tiverton Road, Cullompton	<b>Will accept the determination of the Tree and Planning Officers of the Planning Authority.</b>
<a href="#">19/00126/FULL</a>	DEL	Mrs Sarah Duffin 1 Tyres Cottage, Plymtree	Mr Keith Garside	Erection of an agricultural/equestrian building and formation of hard standing at Land and Buildings at NGR 304147 103138 (Lower Weaver), Langford	<b>Recommend grant permission.</b>  <b>Defer to the Full Council for a recommendation to the Planning Authority.</b> Discussion of the Planning Committee included: <ul style="list-style-type: none"> <li>Concern raised about the proposed access through Siskin Chase. Councillor Gordon Guest reported that this is the only location that will be permitted for this development buy the Highway Authority.</li> <li>It is considered positive that the developers can see the logic in building a hard footpath to Colebrooke Lane and the provision of a fenced dog walking area.</li> </ul>
<a href="#">19/00118/MOUT</a>	DEL	Taylor Wimpey UK Ltd	Mr S Brown Wolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading	Outline for the erection of up to 105 dwellings, associated landscaping, public open space and allotments together with vehicle and pedestrian access from Siskin Chase and pedestrian access from Colebrooke Lane at Land at NGR 301216 106714 (West of Siskin Chase), Colebrooke Lane, Cullompton	

[19/00153/HOUSE](#) DEL

Mr C Eggins  
11 Gatehouse Close  
Cullompton

Mr E J Taylor  
TECH RICS

Erection of extension to front elevation and replacement of existing flat roof with pitch roof to rear at 11 Gatehouse Close, Cullompton **Recommend grant permission.**



## LIST OF PLANNING DETERMINATIONS TO DATE 14 FEBRUARY 2019

18/02023/FULL - Erection of an agricultural storage building Land and Buildings at NGR 303421 107826 (Week Farm) Brunel Road Cullompton Devon

### Status Application Permitted

18/02014/FULL - Erection of two-storey side extension and single storey rear extension 16 Holly Way Cullompton Devon EX15 1SX

### Status Application Permitted

18/01424/FULL - Erection of an agricultural livestock building Land at NGR 301292 105798 Padbrook Hill Cullompton Devon

### Status Permitted with Conditions to Discharge

18/02058/CLP - Certificate of Lawfulness for the proposed creation of two windows in the ground floor South facing side elevation 7 Nightingale Lawns Cullompton Devon EX15 1UB

### Status Application Permitted

18/01774/CAT - Notification of intention to reduce the height of 1 Hazel tree by 2.5m within the Conservation Area The Walronds 6 Fore Street Cullompton Devon EX15 1JL

### Status No Objection

18/01954/PNCOU - Prior Notification for the change of use of office (Class B1) to dwelling (Class C3) under Class O 5A Fore Street Cullompton Devon EX15 1JW

### Status Development Acceptance

18/01879/HOUSE - Erection of first floor side extension 15 Hanover Gardens Cullompton Devon EX15 1XA

### Status Application Permitted

18/01863/HOUSE - Erection of a replacement single storey rear extension 2 Weavers Walk Cullompton Devon EX15 1SS

### Status Application Permitted

18/01773/TPO - 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 The Walronds 6 Fore Street Cullompton Devon EX15 1JL

### Status Application Permitted

18/01742/FULL - Variation of condition (7) of planning permission 17/00558/FULL to accord with the S278 and land dedication process Land and Buildings at NGR 303161 108402 Venn Farm Cullompton Devon

### Status Permitted with Conditions to Discharge

18/01507/HOUSE - Erection of single storey side and rear extension after demolition of outbuildings 13 Colebrooke Lane Cullompton Devon EX15 1PB

### **Status Application Permitted**

18/01824/DCC - DCC/4092/2018 - Regulation 3 application in relation to conversion of existing central courtyard into additional covered space for dining and exams, along with associated landscape works Cullompton Community College Exeter Road Cullompton Devon EX15 1DX

### **Status DCC Grant of Planning Permission**

18/01859/PNHH - Prior Notification for the erection of an extension, extending to 2.1m to the rear, maximum height of 3m, eaves height of 3m 9 Colebrooke Lane Cullompton Devon EX15 1EB

### **Status Application Withdrawn**

18/01698/HOUSE - Erection of single storey extension 3 Forcefield Road Cullompton Devon EX15 1QB

### **Status Application Permitted**

18/01593/LBC - Listed Building Consent to block two interconnecting doorways St Patricks 1 Church Street Cullompton Devon EX15 1JU

### **Status Application Permitted**

## PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 28 FEBRUARY 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
<a href="#">19/00232/LBC</a>	DEL	Mrs Lucille Harwood 6 Newcourt Cottages Langford Cullompton		Listed Building Consent for the relocation of a replacement oil storage tank 6 Newcourt Cottages, Langford, Cullompton	
<a href="#">19/00187/FULL</a>	DEL	Mr Garry Scargill Padbrook Park Hotel Cullompton	Mr James Culshaw	Formation of a replacement car park Padbrook Park, Cullompton	
<a href="#">19/00175/HOUSE</a>	DEL	Ms Samantha Rosewell 72 St Andrews Estate Cullompton		Erection of a garage with 2 rooms above to provide additional living accommodation 72 St Andrews Estate, Cullompton	
<a href="#">19/00255/HOUSE</a>	DEL	Mr and Mrs Rouse 14 Clover Drive Cullompton	Mr Phil Routledge	Erection of first floor side extension and single storey rear extension at 14 Clover Drive, Cullompton	
<a href="#">19/00252/FULL</a>	DEL	Mr Chattey Langford Court North Langford	Miss Naomi Jackson	Conversion of barn (north linhay) to holiday let at Buildings at NGR 303153 102587, Langford Court North, Langford	
<a href="#">18/02010/CLU</a>	DEL	Mr David Reed The Barton Ponsford Ponds Knowle Cullompton	Mrs Wendy Gillings	Certificate of lawfulness for continued use of 2 wooden cabins, track and road access and 4 fishing ponds for a period in excess of 4 years at Land at NGR 299985 107210 (The Barton) Ponsford Ponds, Knowle, Cullompton	
<a href="#">18/01969/FULL</a>	DEL	Mr Dave Elmer Fulfords Colebrooke Lane Cullompton	Mrs Wendy Gillings	Conversion and extension of outbuildings to provide 2 holiday lets with office and store at first floor level and installation of an oil tank (Revised Scheme) at Fulfords, Colebrooke Lane, Cullompton	



## APPENDIX C

### LIST OF PLANNING DETERMINATIONS TO DATE 28 FEBRUARY 2019

Cullompton - 19/00232/LBC - Listed Building Consent for the relocation of a replacement oil storage tank at 6 Newcourt Cottages Langford Cullompton Devon EX15 1SE

#### **Status Application Withdrawn**

Cullompton - 18/02039/CLP - Certificate of lawfulness for the proposed conversion of 2 flats to form 1 dwelling at 38 & 38A St Andrews Estate Cullompton Devon EX15 1HY

#### **Status Application Permitted**

Cullompton - 18/02047/CLU - Certificate of lawfulness for the existing use of 2 buildings as 2 dwellings for a period in excess of 4 years at 1A and 1B Church Street Cullompton Devon EX15 1JU

#### **Status Application Permitted**

Cullompton - 18/01933/TPO - Application to remove 1 Oak tree, protected by Tree Preservation Order 83/00003/TPO at 4 Head Weir Road Cullompton Devon EX15 1NN

#### **Status Application Refused**

Cullompton - 18/01927/HOUSE - Erection of extension at Banavie Manning Avenue Cullompton Devon EX15 1QE

#### **Status Application Permitted**

Cullompton - 18/02040/ARM - Reserved Matters for the erection of an agricultural workers dwelling following outline application 17/01368/OUT at Land at NGR 303692 108992 (Hayne Farm) Cullompton Devon

#### **Status Application Permitted**