



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 April 2019 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 17 April 2019

Membership: Councillors Iain Emmett (ex-Officio), Eileen Andrews, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Lloyd Knight (ex-Officio), 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 11 April 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 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 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.



Planning and Licensing Committee

held on

Thursday 11 April 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 (ex-Officio), Michael Oxford and Martin Smith.

Those present: Councillors Kathryn Haslett (Chair), Janet Johns, Lloyd Knight, Gordon Guest*

**for part of the meeting only.*

DRAFT MINUTES

159. **Apologies:** To receive apologies for absence. Councillors Michael Booth (personal), Eileen Andrews (personal).
160. **Declarations of Interests:** There were no declarations of disclosable pecuniary interests and personal interests made.
161. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 28 March 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Lloyd Knight.
162. **Public Question Time:** To accept questions from members of the public present at the meeting.
163. **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 (noted) and consider any other planning matters brought forward at the discretion of the Chair, including:
 - i. Formulate a representation to the Mid Devon District Council Planning Committee for their meeting to be held at Cullompton Town Hall on Wednesday 17 April 2019 concerning the proposed development in NW Cullompton. A statement to the Planning Authority Planning Committee was approved as follows:

“CULLOMPTON TOWN COUNCIL REPRESENTATION TO MID DEVON DISTRICT COUNCIL PLANNING COMMITTEE

The three outline planning proposals currently being considered will span the entire width of the proposed development at North West Cullompton and deliver the spine road that will transit from Tiverton Road to Willand Road. It is noted that access to the development will be from Willand Road.

Cullompton Town Council requires that:

- All construction traffic accesses the development site via Willand Road and, at no time, are permitted to access the site though St George’s View or Tiverton Road.
- The spine road is delivered and open for public use in a state fit for adoption by the Highway Authority as soon as is reasonably practicable and within three years of the first development commencing.

- No dwellings or private off-street parking places (such as garages or driveways) are to open directly onto the spine road.
- No parking is to be permitted along the length of the spine road.
- There are off-road places, such as lay-bys with covered bus stops, for buses to stop to allow passengers to embark and alight.”

Proposed Councillor Kathryn Haslett, seconded Councillor Lloyd Knight.

ii. To note the appointment system and scale of charges for the Duty Planning Officer walk-in service and the Planning Officer call-back service to take effect on 15 April 2019. The decision by the Planning Authority to end the walk-in service provided by a Duty Planning Officer and replace it with a chargeable, appointment based, service was noted. It was decided to await a response to Holcombe Rogus’s representation to the Planning Authority concerning whether or not these charges would apply to Parish and Town Councils before considering any further action.

c. To consider applications from neighbouring Parishes. None.

** Councillor Gordon Guest joined the meeting.*

164. **Neighbourhood Plan:** To receive an update. NHPSG considered the list of recommendations made by the Full Council:

- Paul Weston noted that the blue infrastructure map adds no particular value and should be removed.
- Garage sizes – if the council gives Paul Weston the words, a policy or supporting statement can be included to specify the internal dimensions of garages on new developments in the supporting text of the New Development policies. There is precedent in other, adopted, Neighbourhood Plans.
- In general, to strengthen the supporting statements in the Neighbourhood Plan, the Minutes of the council meeting will require to be strengthened to provide evidence to support the changes.

The Assistant Town Clerk was requested to email the proposed front cover to all Steering Group members and to send the current draft of the Neighbourhood Plan to Arron Beecham (Forward Planning Officer) at the Planning Authority.

It was reported that Councillors Kathryn Haslett and Gordon Guest attended a meeting at Exeter at which the Minister for Housing spoke of the importance of producing Neighbourhood Plans and of strengthening their legal status.

165. **Correspondence:** There was no correspondence to consider.

166. **Date and time of the next meeting:** To confirm the date and time of the next meeting as Thursday 25 April 2019 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 11 APRIL 2019



Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/00200/HOUSE	DEL	Mr Tony Sprague Office Solutions 78 Buddle Lane Exeter	Mr Rod Hutchings	Erection of a single storey rear extension and erection of porch to north elevation at 21 Honiton Road, Cullompton	Recommend grant permission. Proposed Councillor Kathryn Haslett seconded Councillor Janet Johns.



LIST OF PLANNING DETERMINATIONS TO DATE 11 APRIL 2019

19/00153/HOUSE - Erection of extension to front elevation and replacement of existing flat roof with pitch roof to rear at 11 Gatehouse Close Cullompton Devon EX15 1JJ

Status Application Permitted

19/00088/HOUSE - Installation of ground mounted solar panels at Cuttisbeare Farm Butterleigh Cullompton Devon EX15 1PL

Status Application Permitted

APPENDIX B

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 11 APRIL 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/00552/FULL	DEL	Mr Jeremy Gunn Colebrook Fishery 4 Park Cottages Burlescombe	Mr Alexander Sebbinger	Erection of a storage building for use in connection with fishing lake facility at Land at NGR 301204 106025 (Colebrook Fishery), Cullompton	
19/00518/FULL	DEL	Ms Patricia Collins YMCA Dulverton Group Melville House 12 Middle Street Taunton	Miss Naomi Jackson	Change of use of former residential nursing home (Use Class C2) to a mixed use of bed and breakfast (Use Class C1) and supported YMCA housing accommodation (Sui Generis) at St Andrews Nursing Home, 1-2 Pye Corner, Cullompton	
19/00516/HOUSE	DEL	Mrs Lynn Challis 13 Willand Road Cullompton		Erection of a two storey side extension and formation of access and hardstanding for the parking of vehicles at 13 Willand Road, Cullompton	
19/00384/MFUL	DEL	Mr Robert Foss Westcountry Storage Solutons Limited Quad World Bradninch	Mr Bob Woods	Change of use of land from Sui Generis to B8 Storage for the siting of 133 storage containers and 8 Portacabin offices, caravan/motorhome storage, erection of 2.4m high fencing, 3 4.00m high security cameras on steel posts and associated landscaping works at Quad World, Bradninch	
19/00614/CLU	DEL	Mr & Mrs Jones Paulsland House Rull Lane Cullompton	Mr Glenn Crocker	Certificate of lawfulness for the existing agricultural building built not in accordance with the terms of Planning Permission 00/00273/FULL for a period in excess of 4 years at Paulsland House, Rull Lane, Cullompton	