



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 11 July 2019 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 4 July 2019

Membership: Councillors Eileen Andrews, Gordon Guest, Will Jones, Lloyd Knight, Kathryn Haslett, Janet Johns, Michael Oxford.

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 27 June 2019 (Appendix A).
4. **Public Participation:** 15 minutes is set aside at the beginning of the meeting to enable members of the public to raise matters which are relevant to the work of the Committee. Up to 3 minutes is allowed for each question. It may not be possible to reply straightaway and the question may only be noted and a written response sent at a later date.
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:**
 - a. To consider engaging a contractor to complete the Neighbourhood Plan document at a cost of £700.00. (Appendix C).
 - b. To approve payment to Libraries Unlimited for room rental at The Hayridge Centre for meetings of the Neighbourhood Plan Steering Group.

7. **Correspondence:**
 - a. Pegasus Group's letter dated 26 June 2019 inviting members to a consultation event on 16 July 2019 from 2pm to 7pm at Plymtree Parish Hall concerning proposed solar farm on land near Langford.
 - b. 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 25 July 2019 commencing at 6pm.



Planning and Licensing Committee

held on

Thursday 27 June 2019 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Gordon Guest, Will Jones, Lloyd Knight, Kathryn Haslett, Janet Johns, Michael Oxford, Lloyd Knight, Will Jones.

Those present: Councillors Kathryn Haslett (Chair), Janet Johns, Martin Smith, Lloyd Knight, Will Jones.

Councillors Mel Davey, Iain Findlay, Martin Smith

The Assistant Town Clerk (Clerk)

5 members of the public

DRAFT MINUTES

18. **Apologies:** Apologies for absence were received and accepted from Councillors Eileen Andrews (personal) and Gordon Guest (medical).

19. **Declarations of Interests:** The following declarations of disclosable pecuniary interests and personal interests were made:

All present declared a personal interest in planning application 19/00833/OUT as they are known to Mr Chard, the applicant.

20. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 13 June 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Kathryn Haslett.

21. **Public Participation:** The following representation was made by a member of the public:

Several members of the public attended to support concerns raised by Mr Yousuf Qayum about the council's recommendation to refuse permission for a proposed development in the New Cut ([19/00604/FULL](#)) for 9 residential dwellings utilising the former British Legion. Points raised included:

- Mr Qayum states that he has received confusing information. He has been told that he should have come to the council to present his plans and answer any questions on them and he was unaware that this would have been wise. No one shared the information and he received no formal invitation to attend.
- He has submitted two other applications in the last 6 years; in neither case did he attend the meeting of the Planning and Licensing Committee and that these applications had received the support of the council.
- Has spoken to several Councillors over in the recent past concerning this application and his overtures have been rejected by some members.
- He has involved several other authorities including the Planning Authority and the Economic Development Department of Mid Devon District Council and was guided in the direction of smaller residential units.
- He has funded pre-planning advice, design drawings, various studies and surveys at significant cost; he is disappointed that the council would not support the formal application at the time it was considered. He is an investor, is trying his best to make

Cullompton better and is here to answer any questions that the Committee may have at this time.

- MDDC pre-validated the application and he is confident that it will be approved in due course. He requested information on the following:
 - What is the purpose of the council's Planning and Licensing Committee?
 - What Planning qualifications do the members of the Planning and Licensing Committee hold?
 - What criteria are used to validate planning applications considered by the Planning and Licensing Committee?
 - How often is the Planning and Licensing Committee updated by the Planning Authority on the progress of individual planning applications.
 - How often is the council updated on changes to planning policy and guidance issued by the Planning Authority and others?
 - How can the Committee go against the recommendations of planners, builders, architects and other professionals by recommending refusal of an individual planning application? Refusal of this application will have significant implications in the wider economy.
 - Why is Cullompton different from other authorities in its procedures and requirements of the Planning and Licensing Committee?

22. **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 consider a request from a resident of Knightswood, Cullompton, to purchase a piece of land currently owned by Mid Devon District Council.

RESOLVED: That the council has no objections to the sale of this land on condition that the trees are retained. Proposed Councillor Janet Johns, seconded Councillor Will Jones.

- c. To receive planning determinations (Appendix B) and consider any other planning matters brought forward at the discretion of the Chair. Noted.
- d. To consider applications from neighbouring Parishes. There were no applications from neighbouring Parishes to consider.

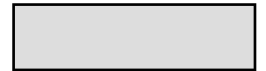
23. **Correspondence:** There was no correspondence to consider.

24. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 11 July 2019 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 27 JUNE 2019



Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/00883/OUT	DEL	Mr Chard C/o Agent	Mrs Laura Wall, Acorus	Outline for the erection of 2 dwellings with associated access and garages at - Swalcliffe House, Cullompton	Recommend grant permission. Proposed Councillor Lloyd Knight, seconded Councillor Janet Johns.
19/00966/LBC	DEL	Mr Michael and Mrs Lucille Harwood, 6 Newcourt Cottages, Langford, Cullompton		Listed Building consent for the installation of sewage treatment works at 6 Newcourt Cottages, Langford, Cullompton	Recommend grant permission. Proposed Councillor Kathryn Haslett, seconded Councillor Janet Johns.
19/00964/HOUSE	DEL	Mr Michael and Mrs Lucille Harwood, 6 Newcourt Cottages, Langford, Cullompton		Installation of sewage treatment works at 6 Newcourt Cottages, Langford, Cullompton	
19/00950/FULL	DEL	Mr R Wyman, Wyman Construction, 11 College View, Fore Street, Kingswear, Dartmouth	Mr M Parkes	Erection of a dwelling (Revised Scheme) Land at NGR 301988 106652 (Adjacent to Poyle House), Exeter Road, Cullompton	Recommend refusal on the grounds that it is overdevelopment of the site and there is insufficient space for vehicles to adequately park and to safely turn around with adequate visibility in the access lane to this proposal. Proposed Councillor Will Jones, seconded Councillor Kathryn Haslett.



PLANNING DETERMINATIONS FOR PLANNING AND LICENSING COMMITTEE 27 JUNE 2019

1. 18/01153/FULL - Change of use of land from storage yard for showman's equipment to allow the siting of 2 chalets for residential use and storage at Land at NGR 302486 107782 (Adjoining Square Close and Millennium Way) Station Road Cullompton Devon.
Status Application Refused

2. 18/01649/FULL - Erection of 5 two storey dwellings at Land at NGR 302225 107308 Monks Walk Middle Mill Lane Cullompton Devon.
Status Application Withdrawn

3. 19/00717/PNHH - Prior Notification for the erection of extension to the rear, extending 2.2m to the rear, maximum height of 2.5m, eaves height of 2.5m at 3 Trott Close Cullompton Devon EX15 1GX.
Status Application Withdrawn

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

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/00939/HOUSE	DEL	Mr and Mrs P Batten, 19 St George's View, Cullompton	Mr Stephen Bryant, SAB Drawing and Tiverton	Erection of two storey extension (Revised Scheme) to include single storey extension to replace garage.	
19/01011/FULL	DEL	Mr Richard Pickford, Belmore Estates Ltd, Suite 3A, Alma House, Alma Road, Reigate	Miss Hannah Cameron, XL Planning and Design	Change of use of former ambulance station, College Road, Cullompton	
19/01023/HOUSE	DEL	Mr Hawkins, 3 Trott Close, Cullompton	Paul Jary, PRJ Architecture, Uffculme	Erection of a single storey rear extension.	
19/01083/FULL	DEL	M L and E M Persey, Park Farm, Bradninch	James Whilding, Acorus, Clyst st George	Erection of an extension to an agricultural livestock building (902m ²) at Land at NGR 301375 105808, Padbrook Hill, Cullompton.	
19/01095/OUT	DEL	The Trust Fund of The Late E J Hill, 1 Culm View, Honiton	Matthew Farmer, MF Architectural Services, Broadclyst	Outline for the erection of a dwelling with associated access at Land at NGR 302966 107449 (South of Grant's Cottages, Cullompton).	

Cullompton Neighbourhood Plan Steering Group
Town Hall, 1 High Street
Cullompton EX15 1AB

Judy Morris
Town Clerk
Town Hall
1 High Street
Cullompton EX15 1AB

4th July 2019

Dear Judy

Re: Neighbourhood Plan document completion

We would be grateful if you could ask the appropriate committee to approve the expenditure from the Neighbourhood Plan budget to contract (self-employed) Lou Maddocks to carry out work required to complete the Neighbourhood Plan Document. This would require a budget of up to £700.

The work arises because we have belatedly found a number of corrections that need to be made to the text and decided on extensive changes to layout for greater clarity of presentation of the information. This is a document that has evolved through many iterations over a long period and now needs to be finalised quickly but effectively. We are conscious that this is a large chunk of work to ask Town Hall staff to carry out around other duties.

We would like the work to be carried out by Lou Maddocks because she is already familiar with both the document and the specialist software used to create it. This is important because time is now of the essence with pressure from Mid Devon District Council to submit the Neighbourhood Plan for them to organise independent inspection. The timetable beyond the inspection then requires a notice period before the public referendum can be run and we do not want the project to drift into the Christmas doldrums for public participation etc. We increasingly also have concerns about data used in the document becoming unacceptably dated with the delays that keep occurring (largely due to Local Plan adoption delays).

We have discussed the work with Lou Maddocks and have agreed the work could be completed within seven working days. Lou Maddocks has agreed to carry out the work at the rate paid when she last worked with the Town Council (i.e. £12.50 per hour). So, we are looking for a budget approval for up to £700.

Thank you

Michael Speirs
Vice Chair