



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 24 October 2019 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 17 October 2019

Membership: Councillors Eileen Andrews, Mel Davey, Gordon Guest (Chair), Will Jones, Lloyd Knight (ex-Officio), Kathryn Haslett, Janet Johns, 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 26 September 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, 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.
 - d. Tree Protection Order: To consider Tree Preservation Order 19/00003/TPO proposed to be applied to a Tulip Tree at The Retreat, St John Court, Cullompton.
6. **Neighbourhood Plan:** To consider an additional payment of £100 to the Neighbourhood Plan Administrator.
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 14 November 2019 commencing at 6pm.



Planning and Licensing Committee

be held on

Thursday 26 September 2019 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Mel Davey, Gordon Guest (Chair), Will Jones (ex-Officio), Lloyd Knight (ex-Officio), Kathryn Haslett, Janet Johns, Martin Smith.

Those present: Councillors Janet Johns, Will Jones, Mel Davey, Lloyd Knight, Eileen Andrews, Kathryn Haslett (Chair), Martin Smith*.

The Assistant Town Clerk (Clerk).

**for only part of the meeting.*

DRAFT MINUTES

57. **Apologies:** Apologies were received and accepted from Councillor Gordon Guest (personal) and, in his absence, Councillor Kathryn Haslett assumed the Chair.

58. **Declarations of Interests:**

Councillor Martin Smith declared a personal interest in planning application 19/01333/HOUSE as he is known to the applicant.

Both Councillors Martin Smith and Councillor Eileen Andrews declared a personal interest in item 62 as both are members of the Neighbourhood Plan Steering Group.

59. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 12 September 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Eileen Andrews, seconded Councillor Janet Johns.

60. **Public Participation:** As there were no members of the public present, this section of the meeting did not take place.

**Councillor Martin Smith arrived at the meeting.*

61. **Planning and Licensing Matters:**

- a. To consider and make comment on planning applications received for Cullompton 21, available to view at the [Planning Portal](#) and listed at Appendix A.
- b. To note Planning Application 19/01300/PNCOU – prior notification to change the use of an existing agricultural building to Use Class A1 (Shop) at Newlands Farm, Honiton Road. This application is noted as a Prior Notification of Change of Use despite being one that would not normally have comment invited from Statutory Consultees.
- 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. None.

62. **Neighbourhood Plan:** To agree expenditure of a maximum of £150.00 from the Neighbourhood Plan budget to purchase a suitable external storage device on which to store all documentation relating to the Neighbourhood Plan.

RESOLVED: To purchase an external storage device up to a maximum cost of £150 on which to store all documentation relating to the Neighbourhood Plan. Proposed Councillor Lloyd Knight, seconded Councillor Martin Smith.

63. **Correspondence:** To receive correspondence received after the dispatch of this Agenda.

Notification has been received from the Licensing Authority notifying that a hearing into the proposed revision of the licensing times at The Manor House Hotel, Cullompton will take place on 10 October 2019 commencing at 13:00. Councillor Mel Davy will attend on behalf of the council.

64. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 10 October 2019 commencing at 6pm. Councillor Janet Johns has given her personal apologies for this meeting.



PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 26 SEPTEMBER 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01117/LBC	DEL	Mr R Sivlal, Manor House Hotel 2 - 4 Fore Street Cullompton	Mr Stephen Bryant SAB Drawing & Design 26 Marguerite Road Tiverton	Listed Building Consent for replacement doors and windows to rear, south and west elevations at Manor House Hotel 2 - 4 Fore Street Cullompton	Recommend grant permission provided that the Conservation Officer is content and that the work is conducted in a timely manner.
19/01414/TPO	DEL	Miss Sharon Wallace 21 Manning Avenue Cullompton	Mr John Davey Twyford Tree Services 2 Peadhill Cottages Chevithorne Tiverton	Application to reduce the crown by 1.5m of 2 Oak trees protected by Tree Preservation Order 97/00013/TPO at 21 & 23 Manning Avenue Cullompton	Accept Tree and Planning Officer Determination.
19/01333/HOUSE	DEL	Mr A C Cole Little Walronds Shortlands Lane Cullompton		Erection of double garage/garden store at Little Walronds Shortlands Lane Cullompton	Recommend grant permission.
19/01568/FULL	DEL	Mr N Yeo The Paddock Blackborough Cullompton	Miss Hannah Cameron XL Planning Ltd	Erection of 3 dwellings following demolition of existing barns at Land and Buildings at NGR 302450 104575 Bolealler Dairy Mutterstock	Recommend grant permission.

PLANNING DETERMINATIONS FOR PLANNING AND LICENSING COMMITTEE 26 SEPTEMBER 2019



Date seen at Committee	Application Number	Proposal	Cullompton Town Council Recommendation	Planning Authority Determination
08/08/2019	19/01197/FULL	Variation of condition 2 of planning permission 18/01027/FULL to allow substitution of previously approved plans	Recommend grant permission.	Permitted
08/08/2019	19/01217/HOUSE	Raising of roof height to provide additional living accommodation at first floor level to include balcony	Recommend grant permission.	Permitted with Conditions to discharge.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 24 OCTOBER 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01686/FULL	DEL	Mr Richard Pickford, Belmore Estates Ltd, Suite 3A, Alma House, Alma Road, Reigate Surrey	Miss Hannah Cameron, XL Planning & Design Ltd, 1A Fore Street, Cullompton	Change of use of former ambulance station to dwelling and associated works (Revised Scheme) at Ambulance Station College Road Cullompton	
19/01467/FULL	DEL	Takle, 9 Shortlands Road, Cullompton	Mr Steve Eastland. Steve Eastland Design Ltd. Hope House. Kerswel.l Cullompton	Erection of dwelling at 9 Shortlands Road Cullompton	
19/01679/MFUL	CTTEE	Mr McAllister, JBM Solar Projects 2 Ltd	Mr S Chamberlayne, Pegasus Group, Pegasus House, Querns Business Centre, Witworth Road, Cirencester	Construction of ground-mounted solar PV panels to generate up to 49.9MW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure at Land at NGR 303437 103555 East of Langford Mill & Tye Farm Langford	