



**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 14 November 2019 commencing at 6pm in Cullompton Town Hall**

*Judy Morris*

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

**DATE:** 8 November 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 24 October 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 including to receive a report on a meeting attended by Councillor Gordon Guest and the Assistant Town Clerk at Mid Devon District Council (Appendix C).
  - c. To consider applications from neighbouring Parishes.
6. **Relief Road:** To [note the consultation](#) currently taking place by Mid Devon District Council concerning potential relief road options.

7. **Correspondence:**
  - a. To note the date and time of the Planning Committee of the Planning Authority to determine [17/02020/MFUL](#) for the erection of 44 retirement apartments and associated works on the site for the former Astra Printing and Crown Works site, Cullompton.
  - b. To note the [Appeal Decision](#) of the Planning Inspector concerning the appeal of the applicant in [18/01675/HOUSE](#).
  - c. 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 28 November 2019 commencing at 6pm.



## Planning and Licensing Committee

be held on

**Thursday 24 October 2019 commencing at 6pm in Cullompton Town Hall**

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

Those present: Councillors Gordon Guest (In the chair), Janet Johns, Will Jones, Lloyd Knight, Eileen Andrews and Martin Smith

Also in attendance: Cllrs James Buczkowski and Ian Morton

Judy Morris: Town Clerk (clerk) and Maria Weston: Deputy Town Clerk

## DRAFT MINUTES

66. **Apologies:** Apologies were received and accepted from Cllr Mel Davey (unwell) and Cllr Kate Haslett (unwell).
66. **Declarations of Interests:** None.
67. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 26 September 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Will Jones, seconded Councillor Janet Johns.
68. **Public Participation:** As there were no members of the public present, this section of the meeting did not take place.
69. **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 receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair. Noted.
  - c. To consider applications from neighbouring Parishes. None.
  - 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. Noted.
70. **Neighbourhood Plan:** Report prepared by Chairman and circulated to all Councillors present at the meeting. The following matters were discussed in detail:
  - a. Plan now out for public consultation, look at way to promote this consultation, this could include notices/posters and social media. Raise the profile of the Neighbourhood Plan.
  - b. Arrange for 12 good quality copies of the Plan to be printed and charged to Neighbourhood Plan budget.

- c. The former Neighbourhood Plan Administrator was allocated £700 from the Neighbourhood budget (see Minutes 11/07/2019) to carry out the finishing work to the Plan. It is understood that this work took far longer than originally anticipated to complete as she had to rewrite and restructure the entire plan.

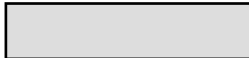
**RESOLVED:** That the Policy, Finance and Personnel Committee is asked to ratify the payment of an additional £200 to the former Neighbourhood Plan Administrator for the extra time she was required to put into completing the Plan. To be charged to the Neighbourhood Plan budget. Proposed Cllr Martin Smith, seconded Cllr Janet Johns.

- d. The Neighbourhood Plan Steering Group has requested that they have a representative on the Garden Village Working Group panels, in addition to the Town Council representatives.

**RESOLVED:** That the Committee supports the request that the Neighbourhood Plan Steering Group has a representative on the Garden Village Working Group panels and asks Mid Devon District Council to consider this request. Proposed Cllr Gordon Guest, seconded Cllr Lloyd Knight.

71. **Correspondence:** None

72. **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 DETERMINATIONS FOR PLANNING AND LICENSING COMMITTEE 24 OCTOBER 2019**

<b>Application Number</b>	<b>Expected Decision Level</b>	<b>Applicant</b>	<b>Agent</b>	<b>Proposal</b>	<b>Cullompton Town Council Comment and Recommendation</b>
<a href="#"><u>19/01686/FULL</u></a>	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	Recommend approval of the revised scheme. Proposed Cllr Gordon Guest, seconded Cllr Janet Johns
<a href="#"><u>19/01467/FULL</u></a>	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	Recommend approval. Proposed Cllr Gordon Guest, seconded Cllr Will Jones
<a href="#"><u>19/01679/MFUL</u></a>	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	Recommend approval subject to: (i) It being ensured that the land underneath the solar panels can be used for grazing. (ii) Having due regard for the proposed garden village and (iii) Being provided with details of the lifespan of the panels and what happens to them at the end of their useful life. Proposed Cllr Will Jones, seconded Cllr Janet Johns.

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
<a href="#">19/01619/FULL</a>	DEL	Mrs Amy Haynes Marsh Tyres Cullompton		Retention of change of use from A1 (Shop) to B2 (General Industry at Marsh Tyres Cullompton	
<a href="#">19/01778/FULL</a>	DEL	Mr & Mrs C Fisher Springbourne Cullompton		Erection of a two storey dwelling with detached garage with annexe over and associated parking at Land at NGR 301938 106182 (Springbourne) Cullompton	
<a href="#">19/01808/MARM</a>	DEL	Mr Spencer Popham, GPG Developments Ltd	Mr Mike Taylor Angus Meek Architects Cedar Yard 290A Gloucester Road Bishopston	Reserved Matters for the erection of mixed use business units (Classes B1, B2 & B8), cafe (Class A3) and managers office (1.9ha) with associated highway and drainage works following Outline approval 18/00299/MOUT at Quad World Bradninch Exeter	
<a href="#">19/01483/OUT</a>	DEL	Mr John Veysey Footlands Knowle Lane Cullompton	Mr Martin Freeman Anstie Design 25 Park Terrace Bartows Causeway Tiverton	Outline for the erection of 2 dwellings at Footlands Knowle Lane Cullompton	
<a href="#">19/01784/HOUSE</a>	DEL	Mr Michael Cottrell 2 Walters Orchard Lower Mill Lane Cullompton	Mr Lee Cottrell Kirkham Board Associates 3 River Court Pynes Hill Exeter	Erection of single storey extension and garage (Revised Scheme) at 2 Walters Orchard Lower Mill Lane Cullompton	

<a href="#">19/01842/HOUSE</a>	DEL	Mrs Lynn Challis 13 Willand Road Cullompton	Mr Alex Stewart 7 Brunel View Exminster	Conversion and extension of garage to an annex (Revised Scheme) at 13 Willand Road Cullompton	
<a href="#">19/00604/FULL</a>	CTTEE	Mr Y Qayum Devon Property Partnership, Holly Tree Cottage, Upton Pyne		Conversion of former British Legion Club Use Class D2 to 9 Dwellings Use Class C3 at 6 The New Cut Cullompton (Revised Scheme)	

Report to: Planning and Licensing Committee

Report by: The Assistant Town Clerk/Councillor Gordon Guest

**MDDC Meeting between Councillor Gordon Guest (Cullompton Town Council), Tina Maryan (MDDC) and the Assistant Town Clerk (Cullompton Town Council) Re: Development of the Cullompton North West Extension, Green Infrastructure and Public Open Space Delivery Options.**

1. A meeting was held at Phoenix House at 9.30am on Monday 4 November 2019 to discuss the delivery of Public Open Spaces, play areas and other Green Infrastructure in the Cullompton North West Extension.
2. There are many statutory costed s106 contributions agreed, many of which over which Cullompton Town Council will have little influence (such as provision and funding of the Relief Road, education and Early Years provision and expansion of the GP surgery). However, the Planning Authority requires guidance in terms of what Green Infrastructure is delivered in Phase 1, what is delivered in Phase 2 and what, if any, will be managed and maintained by the Town Council and what will be managed and maintained by a private sector management company. Such Green Infrastructure includes:
  - a. A formal playing field, in addition to the hard and grassed play areas in the proposed Primary School, currently to be built adjacent to the proposed Primary School at Rull Hill and for public use. c£75,000 allocated.
  - b. A Multi Use Games Area (MUGA) to be built either at Rull Hill or adjacent to the proposed Swimming Pool (dependent on whether or not this land comes forward either by Planning Authority allocation or Community Development Order. c£120,000 allocated. Either way, it will be built.
  - c. Children's play area to be built at Rull Hill. c£90,000 allocated.
  - d. Allotment Fields to be fully constructed including boundary fencing with the site dug and cultivated – the site will be ready in all respects to be occupied by allotment tenants. c£223,000 allocated.
  - e. A community building will be constructed by the developer for occupation by a community organisation (as was the case with the Scout Centre at Saxon Fields) or by the Town Council. This will be constructed, by the developer, at a yet to be determined site. Gordon Guest felt that this would be best co-located with the proposed Swimming Pool. Cullompton Town Council also feels the need for a stand of small retail units in the community space of this development to provide for the c1,500 houses that will be constructed here.
  - f. A community orchard will comprise a parcel of land that will be planted with fruit trees and have formal, hard, pathways through the land. This is likely to be in the vicinity of the allotment site.
  - g. An additional play area to the south of the site. The question was raised as to whether or not the funding for this play area should be used to expand and/or enhance the play area at Rull Hill but, either way, there should be provision for older children as the majority of play areas in Cullompton are targeted at Early Years and Key Stage 1 (pre- and Primary School aged children).
  - h. There will be a requirement for some Green Infrastructure in Phase 3 but this is likely to remain an undeveloped parcel of land, open to the public and maintained by the subsequent property management company.



3. Currently, the following projects are due for delivery in Phase 1:
  - a. MUGA at Rull Hill.
  - b. Landscaping and playing field at Rull Hill.
  - c. Play Area at Rull Hill.
4. The delivery of these Green Infrastructure projects listed at Paragraph 2 will be divided between Phases 1 and 2 and based on cost and convenience. For example, the MUGA is currently scheduled to be delivered in Phase 1 and located at Rull Hill. The Green Infrastructure at Paragraph 2h will be delivered in Phase 3. However, it may be more convenient, for example, to have the MUGA co-located with the proposed Swimming Pool in Phase 2 with other projects, such as the allotment field, brought forward to Rull Hill in Phase 3.

### **Council Priorities**

5. The priorities listed at Paragraph 2 have been passed, in various responses to Master planning exercises and to individual outline applications. However, the Planning Authority requires guidance on Cullompton Town Council's priorities in terms of which infrastructure is delivered in Phase 1 and which is delivered in Phase 2.

### **Information on Sizes**

6. A typical **football pitch** is about 110 yards by about 70 yards (the rules allow some flexibility in the size) so that a **pitch** covers about one and a half **acres** of field. There are approx. 2.4 acres to a hectare so all acre conversions X2.4 e.g. 7.4 ha X 2.4 = 17.16 acres.

### **MDDC Masterplan**

Rull Hill green infrastructure; 7.4HA (17.76 acres)

- a. Including allotments 0.7 ha (1.68 acres), equipped play area 0.45ha (1.08 acres) with necessary financial support and management.
- b. One playing pitch 1.4ha (3.36 acres) with necessary financial support and management.
- c. Other green infrastructure including play area 0.7ha (1.68 acres) and third playing pitch 0.7ha (1.68 acres) with necessary financial support and management.
- d. Sustainable urban drainage scheme (attenuation ponds 1m deep)
- e. Community building (no size given)

Note Sport England are requesting one playing pitch.

## Recommendation

6. The following recommendation is made:

Infrastructure	Phase	Reasoning
<b>Playing Field at Rull Hill</b>	1	To provide a recreation site for the early occupiers of the development.
<b>MUGA</b>	2	To allow for the MUGA to be installed in the vicinity of the proposed swimming pool and other community spaces if possible. However, should the swimming pool not be built, it can be relocated to another location in the NW Extension.
<b>Rull Hill Play Area</b>	1	To provide for KS1 and KS2 children. The Planning Authority have indicated that Cullompton Town Council may have a significant influence on how this, and the southern play area, are developed within limits specified by the developer.
<b>Allotments</b>	1	Individual plot tenancies managed by Cullompton Town Council as is the case with all other allotment fields in Cullompton.
<b>Community Orchard</b>	1	Could be managed by an Allotment Association at the new allotment field. Additionally, individual trees could be leased as memorial trees with a plaque placed in the ground at the base of the tree. Alternatively, a "friends of" group could be established or Cullompton Town Council could take responsibility for occasionally pruning the trees planted.
<b>Community Building</b>	2	To be relocated to be in the vicinity of the proposed swimming pool and other community spaces.
<b>Southern Play Area</b>	2	To provide play for this end of the estate. However, it should have real play value for KS1 and KS2 children.
<b>Undeveloped GI</b>	3	Required but will probably form part of the flood plain and not be suitable for development in any way. It will be open to the public but only as green space rather than being formalised in any way.

MDDC advise a Neighbourhood Plan Development Order for the swimming pool land is probably the best option.