



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 November 2019 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 21 November 2019

Membership: Councillors Eileen Andrews, Matthew Dale, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Michelle Rowe, Martin Smith, Lloyd Knight (ex-Officio).

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 November 2019 (Appendix A).
4. **Presentation:** Presentation and discussion with Mr Paul Scoble concerning aspects of the Cullompton NW Extension.
5. **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.
6. **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. To consider the s106 report at Appendix C.
 - e. **Neighbourhood Plan.** To receive an update.
 - f. **Culm Garden Village.** To receive an update.

- g. **Budget.** To consider items to be included in the Planning and Licensing budget for the Financial Year 2020/2021.
- 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 Monday 9 December 2019 commencing at 6pm.



Planning and Licensing Committee
held on

Thursday 14 November 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 (Chair), Janet Johns, Eileen Andrews, Kathryn Haslett, Will Jones, Lloyd Knight, Martin Smith.

The Assistant Town Clerk (Clerk).

Councillor Michelle Rowe.

DRAFT MINUTES

73. **Apologies:** There were no apologies for absence received.
74. **Declarations of Interests:** All those present are known to Mr Y Qayum and, therefore, have a personal interest in his planning application (19/00604/FULL).
75. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 24 October 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Eileen Andrews.
76. **Public Participation:** As there were no members of the public present, this section of the meeting did not take place.
77. **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 including to receive a report on a meeting attended by Councillor Gordon Guest and the Assistant Town Clerk at Mid Devon District Council. Noted. The s106 contributions provided by the Cullompton NW Extension will be considered in detail at the Planning Committee meeting on 28 November 2019 and will include a presentation by Mr Paul Scoble.

Gordon Guest requested that the Garden Village and the Neighbourhood Plan are placed as standing Agenda items for the Planning Committee. In addition, the Committee needs to agree a budget for the next Financial Year.
 - c. To consider applications from neighbouring Parishes. None.
78. **Relief Road:** To [note the consultation](#) currently taking place by Devon County Council concerning potential relief road options. Noted.

79. **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. The meeting of the Planning Committee will take place at Phoenix House, Tiverton, on 20 November 2019 commencing at 2.15pm. The council previously support the application with provisos. Noted.
- b. To note the [Appeal Decision](#) of the Planning Inspector concerning the appeal of the applicant in [18/01675/HOUSE](#). The appeal concerned the width of the access and egress to the site and the condition to restrict this access point to 1.1m. The appeal by the landowner was dismissed. Noted.
- c. From MDDC advising of revised plans for Planning Application 19/01568/FULL for the erection of 3 dwellings following demolition of existing barns at Land and Buildings at NGR 302450 104575 (Bolealler Dairy), Mutterton, an application previously supported by the council. Noted. The application remains supported.
- d. There was no further correspondence to consider.

80. **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 LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 14 NOVEMBER 2019



Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01619/FULL	DEL	Mrs Amy Haynes Marsh Tyres Cullompton		Retention of change of use from A1 (Shop) to B2 (General Industry) at Marsh Tyres Cullompton	Recommend grant permission. Proposed Councillor Kathryn Haslett, seconded Councillor Will Jones.
19/01778/FULL	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	Recommend deferral with concerns that Bowling Green View will suffer due to construction traffic, there should be sufficient parking for the development available. Where are the trades going to park during the day? Could the property be accessed through the site of the already approved three dwellings rather than Bowling Green View. The Assistant Town Clerk to request further information on the above. Proposed Councillor Gordon Guest, seconded Councillor Will Jones.
19/01808/MARM	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	Recommend grant permission. Proposed Councillor Kathryn Haslett, seconded Councillor Lloyd Knight.

19/01483/OUT	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	Recommend grant permission. Proposed WJ, seconded Councillor Eileen Andrews.
19/01784/HOUSE	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	Recommend refusal on the basis that there are significant privacy issues for the neighbours should the development be completed. Proposed Councillor Will Jones, seconded Councillor Janet Johns.
19/01842/HOUSE	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	Recommend grant permission. Proposed Councillor Kathryn Haslett, seconded Councillor Will Jones.
19/00604/FULL	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)	That the matter is referred to the Planning Authority with concerns that there are significant objections from neighbours and the Rifle Club that have not been addressed in the new plans. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns. Councillors Martin Smith and Will Jones abstained.

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

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01153/HOUSE	DEL	Mr Simon Hopper 19 Colebrooke Lane Cullompton		Erection of first floor extension and conversion of garage at 19 Colebrooke Lane Cullompton	
19/01844/HOUSE	DEL	Mrs Laura Wright 11 Shortlands Road Cullompton		Retention of two storey extension to side and single storey extension to rear at 11 Shortlands Road Cullompton	
19/01883/FULL	DEL	Channing Channing Brunt C/o Agent	Mr Steve Eastland Steve Eastland Design Ltd Hope House Kerswell Cullompton	Erection of 3 dwellings following demolition of existing building at Building at NGR 301965 107362 Tiverton Road Cullompton	
19/01937/HOUSE	DEL	Mr & Mrs Luck 90 Langlands Road Cullompton	Mr Glenn Crocker XL Planning Ltd 1A Fore Street Cullompton	Erection of single storey extension to side and rear at 90 Langlands Road Cullompton	
19/00604/FULL	COMM	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 (Appendix D)	

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 Cullompton Town Council will have little influence over 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, 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.
 - 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 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 a 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
Playing Field at Rull Hill	1	To provide a recreation site for the early occupiers of the development.
MUGA	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.
Rull Hill Play Area	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.
Allotments	1	Individual plot tenancies managed by Cullompton Town Council as is the case with all other allotment fields in Cullompton.
Community Orchard	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.
Community Building	2	To be relocated to be in the vicinity of the proposed swimming pool and other community spaces.
Southern Play Area	2	To provide play for this end of the estate. However, it should have real play value for KS1 and KS2 children.
Undeveloped GI	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.



CULLOMPTON TOWN COUNCIL
 Clerk to Cullompton Town Council
 Town Hall
 1 High Street
 Cullompton
 EX15 1AB

Planning Services
Development Management
 Phoenix House
 Phoenix Lane
 Tiverton
 Devon
 EX16 6PP

Tel:

e-mail: lhorner@middevon.gov.uk

Date: 20th November 2019

Contact: Ms Laura Horner
 Planning Officer

Your Ref:

My Ref: 19/00604/FULL

Dear Sir/Madam

Proposal: Conversion of former British Legion Club Use Class D2 to 9 Dwellings Use Class C3
Location: 6 The New Cut Cullompton Devon EX15 1HF
Site Vicinity Grid Ref: 301968 : 107234
Parish: Cullompton 21

This letter is to notify you that the above application has received:

Revised Drawings and Additional Information

We would be grateful for any observations, which you may wish to make. They should reach the Head of Planning and Regeneration, at the above address, by first post, no later than 27th November 2019. If no comments are received within this period it will be assumed that you have no observations to make.

If commenting on planning applications electronically please email your comments to devcon@middevon.gov.uk not the case officer. This is the planning service generic email address which is checked daily. Your comments will be noted onto our planning system, scanned and then passed to the case officer.

Should you wish to check on progress you can contact the case officer on the above number. You are advised to make an appointment in advance should you wish to meet the officer to discuss the proposal. Alternatively, you can view and track this application via planning.middevon.gov.uk/online-applications/

Please allow up to 48 hours for plans and documents associated with planning applications to be loaded onto the website.

The officer dealing with this proposal is Ms Laura Horner who can be contacted on the case officer number above.

Yours faithfully,

Mrs Jenny Clifford

Head of Planning and Regeneration

Please note the items listed below are those referred to in this letter:

Email from Applicant dated 20/11/19

Letter from DCC Highway Authority to Applicant

Rights of Way Photographs

J781 09 C - Ground Floor

J781 10 C - First Floor

J781 11 B - Elevations 1