



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 13 February 2020 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 6 February 2020

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 23 January 2020 (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 (Appendix C) and consider any other planning matters brought forward at the discretion of the Chair.
 - c. To consider applications from neighbouring Parishes.
6. **Correspondence:** To receive correspondence received after the dispatch of this Agenda.
7. **Date and Time of the Next Meeting:** To confirm the date and time of the next meeting as Thursday 27 February 2020 commencing at 6pm.



Planning and Licensing Committee

held on

Thursday 23 January 2020 commencing at 6pm in Cullompton Town Hall

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

Those present: Councillors Gordon Guest (Chair), Janet Johns, Eileen Andrews, Martin Smith, Lloyd Knight, Michelle Rowe.

Councillor Robert Dietrich.

The Assistant Town Clerk (Clerk).

DRAFT MINUTES

103. **Apologies:** To receive apologies for absence. Councillor Matthew Dale (personal), Councillor Kathryn Haslett (personal). Proposed Councillor Martin Smith, seconded Councillor Lloyd Knight.
104. **Declarations of Interests:** Councillors Lloyd Knight and Michelle Rowe are both known to the proposed licensee at Paragraph 107b.
105. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 9 January 2020 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Lloyd Knight, seconded Councillor Janet Johns.
106. **Public Participation:** As there were no members of the public present, this section of the meeting did not take place.
107. **Planning and Licensing Matters:**
 - a. **Planning:** 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. **Licensing:** To consider and make comment on Premises Licence Application at Vitamin C, 10 High Street, Cullompton. The council has no objections to this application. Proposed Councillor Gordon Guest, seconded Councillor Martin Smith.
 - c. **Neighbouring Parishes:** To consider applications from neighbouring Parishes. None.
 - d. **Determinations:** To receive planning determinations (Appendix B) and consider any other planning matters brought forward at the discretion of the Chair:

The planning determinations were noted.

Councillor Gordon Guest reported that he attended the Planning Authority's Planning Meeting and that it had refused permission for the development of 105 houses behind Siskin Chase. However, a letter has been issued by the Highway Authority in which they stated that they were not opposed to having the access to the site, both during construction and longer term for residents, via Colebrooke Lane but there was still some concern from those present that flooding issues at this end of Colebrooke Lane will have to be mitigated. He considered that the refusal is likely to be appealed and the Planning Inspectorate will make its view known in due course should this occur.

- e. **Neighbourhood Plan:** To approve expenditure in the amount of a maximum of £1,500 to pay the Neighbourhood Plan Consultant to make required changes to the Neighbourhood Plan after comparing it to the emerging Local Plan.

RESOLVED: That £1,500 is allocated from the Neighbourhood Plan budget in order to pay the Neighbourhood Plan Consultant to make the changes required to the Neighbourhood Plan after comparing it to the emerging Local Plan. Proposed Councillor Gordon Guest, seconded Councillor Martin Smith.

- f. **Town Hall:** To consider options for the relocation of the Town Hall.

The following matters were considered:

- i. Councillor Michelle Rowe reported to the Planning Committee that the Cemetery and Town Hall Committee have been considering the matter further and are leading toward the renovation of the Town Hall, largely in accordance with the Feasibility Study that was generated for some years.
- ii. Councillor Gordon Guest reported, in an historical context, the story of the former Magistrates' Court and the council's attempt some years ago to purchase the building as a replacement Town Hall. He also reported that the redevelopment of the car park at St Andrew's Estate as a new Town Council building would provide a modern, bespoke building that could incorporate built in, energy efficient measures (such as ground and air source heating, solar panels and rainwater harvesting) and facilitate a depot, with changing facilities, for the outdoor staff. In addition, a new building at this site would provide car parking for visitors to the council and the town centre.
- iii. Councillor Martin Smith stated his belief that the current building is not fit for purpose. He reported that the sale of the current Town Hall would release some capital to invest in leasing facilities but that the income from the rental of the hall would be lost.
- iv. Following discussion, it is recommended to the Cemetery and Town Hall Committee that a feasibility study is commissioned in order to consider a detailed cost benefit analysis of potential sites including:
 - (1) Retaining and refurbishing the current building.
 - (2) Redevelopment of St Andrew's car park.
 - (3) Purchase and redevelopment of another site in the town centre.

108. **Correspondence:** There was no correspondence to consider.
109. **Date and Time of the Next Meeting:** The next meeting of the Planning and Licensing Committee was confirmed as Thursday 13 February 2020 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 23 JANUARY 2020



Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
20/00026/FULL	DEL	Mr Done, Orchard Lea Residential Home, Orchard Way, Cullompton	Mr Simon Archer, Architectural Services, 8 Trenavin Close, Crediton	Erection of a two storey extension and internal alterations at Orchard Lea Residential Home Orchard Way Cullompton.	Recommend grant permission. Proposed Councillor Michelle Rowe, seconded Councillor Janet Johns.
20/00047/MFUL	DEL	Mr John Gregory, Gregory Distribution Ltd, North Park, North Tawton	Mr G Stroud, LSN Architects, 45 Devon Square, Newton Abbot	Erection of extension at Gregory Distribution Ltd Saunders Way Kingsmill Industrial Estate Cullompton.	Recommend grant permission. Proposed Councillor Lloyd Knight, seconded Councillor Michelle Rowe.



PLANNING DETERMINATIONS FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 23 JANUARY 2020

19/01095/OUT	Outline for the erection of a dwelling with associated access at Land at NGR 302966 107449 (South of Grant's Cottages), Cullompton.	Recommend grant permission.	Permitted
19/00904/FULL	Retention and change of use of site from equestrian (Sui-Generis) to scaffold storage and distribution to include open air storage (Use Class B8) at Land and Buildings at NGR 302496 106235 (Culm Springs), Old Hill, Cullompton.	Recommend refusal on the grounds: <ul style="list-style-type: none">• Increased LGV traffic on Cockpit Hill and Duke Street, particularly concerning the width restriction on Cockpit Hill.• There is a 3 tonne weight limit on the Listed Railway Bridge that scaffolding lorries will exceed.• The visibility splay when exiting the proposed access in a large vehicle is very limited.• If the Planning Officer is minded to grant permission, it is requested that the District Council Ward Member calls in the application for determination by the Planning Committee and that written confirmation is provided by the applicant that the weight limit on the Railway Bridge will not be exceeded by the applicant's vehicles.	Permitted
19/01127/FULL	Conversion of swimming pool and store to 2 dwellings at Land & Buildings at NGR 302045 104065 (Westcott Park).	Recommend grant permission with the proviso that surveys are carried out to establish whether the land is contaminated.	Permitted with Conditions to discharge.
19/00843/FULL	Erection of dwelling with alterations to existing access at 13 Willand Road.	Recommend grant permission.	Refused.
19/00604/FULL	Revised plans for the conversion of former British Legion Club Use Class D2 to 9 dwellings (5 houses and 4 flats) Use Class C3 at 6 The New Cut.	Recommend grant permission.	Permitted with Conditions to discharge.

19/01321/TPO	Application to trim branches of 1 Oak tree overhanging shed roof protected by Tree Preservation Order 18/00004/TPO at Play Area Hawthorn Close Cullompton.	Will accept the determination of the Tree and Planning Officers of the Planning Authority.	Permitted
19/01187/HOUSE	Erection of single storey extension and replacement porch, installation of 4 velux windows, 2 velux balcony windows and conversion of garage to ancillary accommodation at Thislido Honiton Road Cullompton..	Recommend grant permission.	Permitted
19/01221/TPO	Application to reduce the whole crown of 1 Oak Tree by up to 5-6m protected by Tree Preservation Order 10/00008/TPO at Land at NGR 301434 107649 R/o 20 & 22 Olympian Way Cullompton.	Will accept the determination of the Tree and Planning Officers of the Planning Authority.	Permitted
19/01198/FULL	Installation of 6 electric vehicle charging points and associated infrastructure at Motorway Services Junction 28 Cullompton.	Recommend grant permission.	Permitted
19/01414/TPO	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.	Permitted
19/01568/FULL	Erection of 3 dwellings following demolition of existing barns at Land and Buildings at NGR 302450 104575 Bolealler Dairy Mutterstock.	Recommend grant permission.	Permitted with Conditions to discharge.
19/01686/FULL	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.	Permitted with Conditions to discharge.
19/01619/FULL	Retention of change of use from A1 (Shop) to B2 (General Industry) at Marsh Tyres Cullompton.	Recommend grant permission.	Permitted

19/01784/HOUSE	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.	Permitted
19/01842/HOUSE	Conversion and extension of garage to an annex (Revised Scheme) at 13 Willand Road Cullompton.	Recommend grant permission.	Permitted
19/00604/FULL	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.	Permitted with Conditions to discharge.
19/01153/HOUSE	Erection of first floor extension and conversion of garage at 19 Colebrooke Lane Cullompton.	Recommend grant permission.	Permitted
19/01844/HOUSE	Retention of two storey extension to side and single storey extension to rear at 11 Shortlands Road Cullompton.	Recommend grant permission.	Permitted
19/01883/FULL	Erection of 3 dwellings following demolition of existing building at Building at NGR 301965 107362 Tiverton Road Cullompton.	Recommend refusal on the grounds of infringement on neighbour privacy, insufficient parking, difficult access to and from Tiverton Road, lack of amenity space and overdevelopment of the site.	Withdrawn
19/01937/HOUSE	Erection of single storey extension to side and rear at 90 Langlands Road Cullompton.	Recommend grant permission.	Permitted
19/00604/FULL	Conversion of former British Legion Club Use Class D2 to 9 Dwellings Use Class C3 at 6 The New Cut Cullompton.	Recommend grant permission.	Permitted with Conditions to discharge.
19/01912/FULL	Erection of an extension to light industrial building at Bako (Western) Ltd, Bako House, Saunders Way, Kingsmill Industrial Estate Cullompton.	Recommend grant permission.	Permitted

19/02026/FULL	Change of use from vacant B1, B2 and B8 light industrial use to Sui Generis use (agricultural machinery depot) at Unit 12, Venn Place, Goonvean Business Park, Cullompton.	Recommend grant permission.	Withdrawn
19/02060/FULL	Change of use of land from agriculture to garden and erection of detached garage at Lower Colebrooke Farm Lower Colebrooke Cullompton.	Recommend grant permission.	Permitted

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 13 FEBRUARY 2020

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
20/00068/HOUSE	DEL	Mrs J Alford, 40 Bockland Close, Cullompton	Miss Hannah Cameron, XL Planning Ltd, 1A Fore Street, Cullompton	Erection of first floor extension at 40 Bockland Close, Cullompton	
20/00099/HOUSE	DEL	Mr Mike Pidgeon, Sunnyborough, Ponsford, Cullompton	Mr Christopher Mitchell, Mitchell Architects, 9 Fore Street, Williton, Taunton	Erection of single storey extension, roof terrace and external staircase at Sunnyborough, Knowle, Cullompton	
20/00105/TPO	DEL	Miss Sharon Wallace, 21 Manning Avenue, Cullompton	Mr John Davey, Twyford Tree Services, 2 Peadhill Cottages, Chevithorne, Tiverton	Application to remove/reduce lower limbs of 2 Oak trees protected by Tree Preservation Order 97/00013/TPO at 21 & 23 Manning Avenue, Cullompton	
19/00944/FULL	DEL	Miss Sarah Walton, 11 Boundstone Close, Farnham		Partial demolition of barn at 23 New Street Cullompton	
20/00116/HOUSE	DEL	Mr Chris & Mrs Hayley Smith, Housemartins, Colebrooke Lane, Cullompton	Mr Emmet Hanley, BARC Architects, 86 Longbrook Street, Hems Studio, Exeter	Erection of a replacement porch, erection of outbuilding and alterations to fenestration at Housemartins Colebrooke Lane Cullompton	
20/00169/FULL	DEL	Mr J Persey, Fordmore Farm, Cullompton	Mr Glenn Crocker, XL Planning Ltd, 1A Fore Street, Cullompton	Change of use of an office building Units N & O, (B1) to day nursery (D1) and Unit M (B1) to café (A3) at Units M, N & O Newlands Park (Fordmore Farm)	

20/00167/FULL	DEL	Mr William Elworthy, Farawa,y Otterton, Budleigh Salterton	Mr Matthew Farmer, MF Architecture, 8 Woodbury View, Broadclyst, Exeter	Variation of condition 2 planning permission 15/01779/FULL to allow substitute plans at Holly House 12 Willand Road Cullompton	
-------------------------------	-----	--	---	---	--

APPENDIX C

PLANNING DETERMINATIONS FOR THE PLANNING AND LICENSING COMMITTEE 13 FEBRUARY 2020

Planning Committee Date	Number	Proposal and Location	Cullompton Town Council Comment	Planning Authority Determination
24/10/2019	19/01467/FULL	Erection of dwelling at 9 Shortlands Road Cullompton	Recommend approval.	Permitted
14/11/2019	19/01778/FULL	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.	Permitted with Conditions to discharge.
14/11/2019	19/01483/OUT	Outline for the erection of 2 dwellings at Footlands Knowle Lane Cullompton	Recommend grant permission.	Refused.