



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 27 February 2020 commencing at 6pm in Cullompton Town Hall

Judy Morris

SIGNED: Mrs Judy Morris (Town Clerk)

DATE: 21 February 2020

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

AGENDA

1. **Apologies:** To receive apologies for absence.
2. **Election:** To elect a Chair for the remainder of the Civic Year 2019-2020.
3. **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.*
4. **Minutes:** To agree the minutes of the Planning and Licensing Committee meeting held on 13 February 2020 (Appendix A).
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 (Appendix C) and consider any other planning matters brought forward at the discretion of the Chair.
 - c. To consider applications from neighbouring Parishes.
 - d. **Neighbourhood Plan:**
 - i. To receive a Neighbourhood Plan update report (Appendix D).
 - ii. To consider funding for the Neighbourhood Plan Consultant in the amount of £500 for additional work required to amend the emerging Neighbourhood Plan in light of amendments required by the Planning Inspector.

- iii. To consider funding to Libraries Unlimited in amount of £100 for room hire at The Hayridge Centre.
- 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 Thursday 12 March 2020 commencing at 6pm.



Planning and Licensing Committee

held on

Thursday 13 February 2020 commencing at 6pm in Cullompton Town Hall

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

Those present: Councillors Lloyd Knight, Janet Johns, Michelle Rowe, Martin Smith, Gordon Guest*.

Councillor Lloyd Knight was elected Chairman for the meeting in the absence of Councillors Gordon Guest and Kathryn Haslett.

DRAFT MINUTES

110. **Apologies:** Apologies were received and accepted from Councillors Eileen Andrews (illness) and Kathryn Haslett (personal). Proposed Councillor Michelle Rowe, seconded Councillor Janet Johns.
111. **Declarations of Interests:** There were no declarations of disclosable pecuniary interests and personal interests made.
112. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 23 January 2020 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Martin Smith.
113. **Public Participation:** As no members of the public were present, this section of the meeting did not take place.

**Councillor Gordon Guest arrived at the meeting. Councillor Lloyd Knight retained the Chair.*

114. **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 (Appendix B) and consider any other planning matters brought forward at the discretion of the Chair.
- c. To consider applications from neighbouring Parishes.

115. **Correspondence:** To receive correspondence received after the dispatch of this Agenda.
116. Councillor Gordon Guest considered that his position on the Planning and Licensing Committee has become untenable. In future, and until the issue in question is resolved, he resigned as a member of the Committee.
117. **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 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	Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Michelle Rowe.
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	Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Michelle Rowe.
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	Recommend accept the determination of the Planning Authority. Proposed Councillor Lloyd Knight, seconded Councillor Janet Johns.
19/00944/FULL	DEL	Miss Sarah Walton, 11 Boundstone Close, Farnham		Partial demolition of barn at 23 New Street Cullompton	Recommend grant permission with concern that it is only a partial demolition and a query concerning what is the long term plan for the site. Proposed Councillor Lloyd Knight, seconded Councillor Michelle Rowe.
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	Recommend grant permission. Proposed Councillor Michelle Rowe, seconded Councillor Martin Smith.

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 (Fordemore Farm)	Recommend grant permission. Proposed Councillor Lloyd Knight, seconded Councillor Michelle Rowe.
20/00167/FULL	DEL	Mr William Elworthy, Faraway, 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	Recommend grant permission. Proposed Councillor Lloyd Knight, seconded Councillor Michelle Rowe. It was noted that it would help the Planning and Licensing Committee in its determinations if annotations are made to indicate what changes have been made.



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.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 27 FEBRUARY 2020

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01941/FULL	DEL	Felicia Hart, The Old Farmhouse, Orway, Cullompton		Erection of 2 dwellings following demolition of existing building at Scout Headquarters, R/O 22B Tiverton Road, Cullompton	
20/00213/HOUSE	DEL	Mr Paul Barrett, 4 Hayne Barton Cottages, Cullompton	Mr Benjamin Marlow, The Drawing Office (SW) Ltd, The Studio, 2 Buckerell House, Buckerell, Honiton	Conversion of garage to form ancillary accommodation at 4 Hayne Barton Cottages, Cullompton	

APPENDIX C

PLANNING DETERMINATIONS FOR THE PLANNING AND LICENSING COMMITTEE 27 FEBRUARY 2020

Planning Committee Date	Number	Proposal and Location	Cullompton Town Council Comment	Planning Authority Determination
27/06/2019	19/00883/OUT	Outline for the erection of 2 dwellings with associated access and garages at Swalcliffe House, Cullompton	Recommend grant permission.	Permitted.
09/01/2020	19/02083/HOUSE	Erection of single storey extension at 32 Knightswood, Cullompton	Will accept the determination of the Planning Authority.	Permitted
09/01/2020	19/01967/FULL	Erection of dwelling an garage following removal of storage shed at Land and Buildings at NGR 302243 107715 (Court Farm), Cullompton	Recommend grant permission.	Withdrawn
09/01/2020	19/02087/HOUSE	Erection of a two storey side extension (revised scheme) at 72 St Andrews Estate, Cullompton	Recommend grant permission.	Permitted
09/01/2020	19/02104/HOUSE	Creation of new vehicular access including hard standing at 5 Willand Road, Cullompton	Recommend grant permission.	Permitted

Cullompton Neighbourhood Plan February 2020.

MDDC Local Plan Review.

Mr Weston the NHP consultant has done a review of the NHP in relation to the emerging MDDC local Plan Review.

The Planning Examiner raised many questions relating to the submitted MDDC Local Plan. MDDC have responded to the planning examiner questions and these are all changes in the MDDC Local Plan Review February 2020.

The Neighbourhood Plan was written relating to the MDDC adopted Local Plan and the new emerging Local Plan. The result of the MDDC examiner responses has meant the Cullompton Local Plan has to be checked for conformity with the emerging Local Plan.

Mr Weston has produced a 40 page document with extensive and detailed alterations needed to the Cullompton Neighbourhood Plan. These alterations will have to wait until the NHP examiner has completed their assessment.

Dependent on the examiners response and comments from MDDC the plan may be able to be modified without a public consultation, or it may require a new full public consultation.

Mr Weston has submitted an invoice for his time on this work.

NHP Examiner comments.

The NHP Examiner has raised a number of questions relating to green infrastructure and play parks within the NHP. They wish for more detail on why these are protected.

CTC have a play parks document from 2013 and a review of that document in 2015. These formed the basis with local councillor knowledge of their justification.

There were further documents related to play parks and green space, which have not yet been located. This is important evidence.

There is substantial work to be done on answering the examiner questions on play parks. Mr Weston has begun this process.

Mr Weston has not yet completed this work or submitted an invoice for his time. Further money from the NHP will have to be voted by the planning committee.

Play Parks questions and moving forward.

Mr Speirs and Mr Guest met to discuss the examiners play parks questions. It is clear further work will need to be done. This is likely to involve meetings of the steering group. This would incur room hire costs. Therefore, the Planning Committee will be asked to agree room hire costs in advance.

Feb. 2020. Gordon Guest report on Neighbourhood Plan to CTC planning committee.

The NHP is a working group of Planning Committee. However, Play Parks come under Community Health and Wellbeing. It is unclear which committee should take the play parks issue forward. Planning will need to make a decision and recommendation.

Cullompton Community College.

Table showing growth of pupil numbers due to increase of house building in Cullompton.

Cullompton Community College growth of pupil numbers resulting from ongoing house building in Cullompton.		
Academic year	Actual numbers	planned
September 2014	530	
September 2015	537	
September 2016	571	
September 2017	629	
September 2018	694	
September 2019		750
January 2020	740	
September 2020		787
	Actual increase of 210	

Info from CCC.

The land at Meadow Lane is allocated for school expansion next to the skate park and it is to be a MUGA (to replace the loss of a tennis court on site due to the new buildings proposed there). There is a plan for the meadow lane site and there was a public consultation at school last week 5th Feb, run by DCC, for neighbours to view all the plans for expansion including the MUGA and new buildings.

The Meadow Lane Land is owned by MDDC and is protected Green Space in the NHP. This may have to be revised if it is needed for the school expansion. More details are needed.

NHP. Staffing.

Mrs Maddocks takes up her new post at Cullompton Town Council on Tuesday February 11th. She will then be able to work in more detail on the Neighbourhood Plan and Garden Village and other Cullompton Projects.

NHP Costs.

To agree a further £500 for Mr Weston Consultant to deal with NHP examiner questions.

To agree a further £100 for room hire in the Library for several Neighbourhood Plan Steering Group meetings.

To be prepared for additional costs in relation to updating the NHP in 2020 from the existing NHP budget.