



Town Clerk: Miss Joy Norris MSc ACG

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Minutes of the meeting of the Town Council held remotely on Thursday 25 March 2021 commencing at 19:00 hrs

Present

Chair: Councillor J Buczkowski

Councillors: R Dietrich, I Emmett, G Guest, K Haslett, J Johns, L Knight, J Lochhead, M Smith and C Snow.

In attendance

Devon County and Mid Devon District Councillor J Berry

Officers: J Norris (Town Clerk)

2 members of the press attended the meeting

6 members of the public attended the meeting (including 2 representatives of the proposed development NGR 301216 106714 (West of Siskin Chase) Colebrooke Lane

238. Mayor's Announcements

The Mayor announced receipt of Cllr Rowe's resignation and said that her had been an active Member and instrumental in a number of projects; The mayor said that he would send a letter of appreciation and there would be an item on the next Town Council agenda regarding a formal vote of thanks.

239. Apologies for Absence

Apologies for absence were received from Cllrs Andrews and Dale. It was also noted that Cllr Haslett hoped to attend but may be late due to representing the Town Council at another meeting.

240. Declarations of Interests

The following declaration of interest was made:

- Cllr Lochhead declared a personal interest in Agenda item 15 Planning Application – Reserved Matters as he is a resident of the western end of Colebrook Lane

241. Public Participation

This agenda item allows members of the public present at the meeting to raise matters which are relevant to Cullompton.

The Mayor read out the response that had been provided to the question raised at the last Town Council meeting regarding the Town Council working with the Keystone Project which was as follows:

Good morning,

At the February Town Council you asked for information about the work that the Town Council was doing with the Keystone project. Apologies for not replying sooner.

*The Keystone volunteers are aiming to get experience that will assist them in a number of ways, for example undertaking practical work and gaining experience that will assist them in obtaining employment. The Town Council is providing opportunities for that work and experience but is committed to **not** using the volunteers to do work that we would usually pay staff or contractors to undertake – thus the volunteers are providing added value to the town.*

The first project we did was for the volunteers to clean and tidy the base of the lime trees that are in the centre of town – this was done November – January. The current project is clearing the ground on the public footpath from the China Bell to Crow Green to help restore the path width.

I hope this is the information that you are looking for but if there is anything else you would like please let me know.”

Speaker 1

The Speaker explained that he and his colleague were attending the meeting on behalf of Taylor Wimpey Exeter, the applicants for the development to the west of Siskin Chase. They were present to answer any questions arising from the reserved matters application listed on the agenda.

Speaker 2

Asked why are some documents for the meeting were late. late again. The Mayor said he would look into the matter and respond.

242. MDDC & DCC Update Report

Note:

Cllr Berry spoke to his report during the Public Participation slot
Cllr Berry's gave his apologies for the delay in providing his written update report and spoke briefly about each of the main subject areas covered in the report;
Cllr Berry said that since writing eth report he had been advised that the Town Centre Regeneration meeting had been changed to 23 April at 10:00.

243. Minutes

The draft Minutes of the meeting held on 25th February 2021 were considered.
(Supporting Paper B to the Agenda)

RESOLVED to confirm the draft Minutes of the meeting held on 25th February 2021
as a correct record.

244. Action List

The Action List relating to the Town Council was received and reviewed.
(Supporting Paper C to the agenda)

RESOLVED to note the action list

245. Recommendation from the Policy, Finance & Personnel Committee – Policy

Consideration was given to the recommendation from the Policy, Finance and Personnel Committee that the draft Whistleblowing Policy is formally adopted by the Town Council (Supporting Paper D to the Agenda)

RESOLVED to adopt and implement the Whistleblowing Policy attached to these minutes as Appendix A

246. Recommendation from the Policy, Finance and Personnel Committee - Grants

Consideration was given to the recommendation from the Policy, Finance and Personnel Committee that the excess and committed grants (deficit) are settled from the Council's General Reserves Budget (Supporting Paper E to the Agenda)

RESOLVED that the excess and committed grants (totalling £740.00) are settled from General Reserves.

247. Recommendation from the Community Wellbeing Committee - Allotment Provision

Consideration was given to the recommendation from the Community Wellbeing Committee that the Town Council does not look to manage the proposed allotment site at the planned Culm Valley Park Development (near Siskin Chase) (Supporting Paper F to the Agenda)

RESOLVED that the Town Council does not look to manage the proposed allotment site at the planned Culm Valley Park Development (near Siskin Chase)

248. Fees & Charges: Recommendation from Committees

(Supporting Paper G to the Agenda)

Consideration was given to:

- i) Community Wellbeing Committee recommendation of an increase to allotment fees (Top Field & Haymans Close);
- ii) Cemetery & Town Hall Committee recommendation of an increase to cemetery fees (2021-22)

RESOLVED

- (i) That the 2022/2023 allotment fees for Top Field and Haymans Close Allotments be as follows

Description	2022-23
Top Field	
Half Plot	£25.00
Full Plot	£45.00
Haymans Close	
Half Plot	£20.00
Full Plot	£35.00

- (ii) That with effect from 1 April 2021 the cost of a 75 year grant of Exclusive Right of Burial (ERB) in Cullompton cemetery be £2,794.00
- (iii) That with effect from 1 April 2021 all other cemetery fees and associated costs (i.e. other than a 75 year ERB) be increased by 10%, to the nearest whole pound based upon on the 2020/2021 fees.

249. Draft Resource & Waste Strategy

The Devon County Council new Draft Resource and Waste Strategy was provided to Councillors (Supporting Paper H to the Agenda)

RESOLVED to delegate consideration of the Devon County Council new Draft Resource and Waste Strategy to Community Wellbeing Committee and for the Committee to make recommendations regarding a response to Council

250. Cullompton Railway Station:

- i) To receive an update following the recent Metro Group meeting (Supporting Paper I to the Agenda)
- ii) To consider and to agree the Town Council's stance regarding the proposed railway station project which is currently being developed for the town and to agree any associated budgetary provision.

RESOLVED

- (i) Note the update report
- (ii) That the Town Council stance is that the Town Council is very supportive of the new railway station
- (iii) That as part of the budget process each year from 2022/2023 consideration is given to the allocation of £10,000 to an EMR for the new railway station project

251. Payments for Authorisation:

The accounts due for payment were examined. (Supporting Paper J to the Agenda)

RESOLVED that the invoices due for payment totalling £5,82.99 gross and the Direct Debits and standing authorisation items of £1,274.99 be approved.

252.

Planning Application – Reserved Matters:

Consideration was given to the Town Council's stance regarding the proposed development NGR 301216 106714 (West of Siskin Chase) Colebrooke Lane. (Supporting Paper K to the Agenda)

Note: 20:02hrs

RESOLVED to suspend Standing Orders for 10 minutes to enable Councillors to ask the developer's representatives questions and get their responses.

- Access road – Colebrook Lane – what will happen to the access road in the future?
The representatives responded that the link is going to be used for construction traffic to limit the disruption to residents of Siskin Chase. When the development is complete the road will be downgraded to a 3m pedestrian / cycle way.
It could be made into a road in the future if required.
- Road widths and access due to parked vehicles is a big problem on many developments
The representatives responded that the proposed site layout tries to ensure that parking spaces are close to the relevant homes and the Cullompton Neighbourhood Plan parking standards were used in the design; all of the road widths take into account the requirements long /larger vehicles such as refuse trucks, fire engines etc. All the roads on the development will be offered to the highway authority for formal adoption.
- Play Areas / Open Space
5 a side goals, basketball hoop & fibreglass climbing boulders suitable for older children would be a good idea – not just play areas and equipment for toddlers
The representatives explained that proposals include a woodland trail theme, creating some natural play areas, there will be space for playing football but not formally marked
- The layout of the site needs to be more interesting with different aspects of the buildings visible and a greater variety of building materials used
- The road safety aspects of Siskin Chase going into the new development will require mitigation

The representatives responded that significant thought has gone into the open space provision but some aspects are still under discussion with Mid Devon District Council.

The access to the development was subject to a road safety audit but developers do need to be aware of various risks and mitigations have been considered as an integral part of the lay out

Note: 20:21hrs Standing Orders were re-instated and the meeting went back into formal session

The developer representatives were thanked for their input

RESOLVED that the Council supports the amended proposal for reserved matters subject to further consideration being given to:

- Play areas and provision for children older than toddlers
- Access road
- Road widths
- A greater variety of building orientation and finishes making the site more interesting and dementia friendly

Note: Cllr Lochhead had declared a personal interest in this agenda item.

253. Planning Committee's Terms of Reference

Consideration was given to current Terms of Reference for the Planning and Licensing Committee (Supporting Paper L to the Agenda) and possible revisions to

- a) add full delegated authority for dealing with any matters pertaining to the Culm Garden Village and any planning consultations;
- b) agree that all Town Councillors automatically become members of the Planning Committee but that the Quorum for this Committee remains as is current, at 3 no.

RESOLVED that with immediate effect

- (i) that the composition of the Planning and Licensing Committee is all Town Councillors
- (ii) that the quorum of the planning and Licensing Committee is 3
- (iii) that the terms of reference / scheme of delegation relating to the Planning and Licensing Committee are amended to include
 - responding to consultations and planning applications for Culm Garden Village, including the East Cullompton Local Plan allocation and the development of the East Cullompton Masterplan; Cullompton Town Centre Masterplan; Cullompton Town Centre Heritage Action Zone; NW Cullompton Urban Extension and additional sites coming forward adjacent to the NW Extension; Transport infrastructure, such as the Town Centre Relief Road, a new Bus Station, a new Railway Station, new cycle paths, improved pedestrian access and other transport related issues; How the climate emergency proposals interact with any or all of these projects; the 2020 MDDC Local Plan, and the new emerging MDDC Local Plan (2021); the emerging MDDC sports pitch strategy
 - To discuss, consider and respond to: Strategic Planning developments; potential planning developments; general planning or planning related documents; informal verbal or

written comments or questions arising from potential developments; planning applications; Neighbourhood Plan Development Orders

- To consider, draft and develop planning policies, planning position statements for the consideration of the Town Council
 - Draft informal statements and oral responses on planning matters when so requested
- (iv) that all the items listed in (iii) above are refined into a the terms of reference / scheme of delegation and presented to Council for approval

254. Members Questions

This agenda item is to give Councillors an opportunity to ask questions which are relevant to the work of the Committee.

It was reported that when the pandemic restrictions ease the National Association of Local Councils is going to take the working model of holding 75 % of meetings by remote attendance and 25 % in –person.

It was reported that the gate at The Leat is supposed to swing back so it is always closed – doesn't seem to be working.

The question was asked when will the seats at the Lower Bullring be re-instated?

Some roads have been marked for repair, which is urgently needed; please can an item go on a future agenda to urge Devon County Council highways to get the work done as a priority matter.

255. Exclusion of the Press and Public

RESOLVED to exclude the public and press during consideration of Agenda Item 19, Station Road Public WC Facility - on the grounds that publicity would be prejudicial to the public interest by reason of its confidential nature (Personal and Financial Information)

256. Station Road Public WC Facility

Consideration was given the Heads of Terms of the Station Road public convenience sale (Supporting Papers M & N for Committee Members only)

RESOLVED that the heads of terms as presented to the Council are agreed subject to 2 being amended to read “That the seller will use for the provision of a public convenience in Forge Way Car Park, Cullompton” instead of in the parish of Cullompton

The meeting closed at 21:05 hrs