



Planning and Licensing Committee

held on

Thursday 8 December 2016 commencing at 6.00pm at Cullompton Town Hall

Membership: Councillors Eileen Andrews, Gordon Guest, Janet Johns, Christopher Standford, Kate Haslett, Iain Emmett, Daniel Barnes, Richard Thorne.

Those present: Councillors Gordon Guest, Richard Thorne, Daniel Barnes, Iain Emmett, Martin Smith.

Mrs Judy Morris (Town Clerk)

Steve Reardon (Clerk)

Mr Jonathan Chick of Ian Jewson Planning Ltd.

DRAFT MINUTES

79. **Apologies:** Councillor Kathryn Haslett (personal), Chris Standford (personal), Eileen Andrews (illness).
80. **Declarations of Interests:** The following declarations of disclosable pecuniary interests and personal interests were made:
- None declared.
81. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 24 November 2016 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Gordon Guest, seconded Councillor Richard Thorne.
82. **Public question time:** There were no members of the public present.
83. **Knowle Lane:** To discuss with Ian Jewson Planning Limited the proposed development of c80 dwellings at Knowle Lane, Cullompton.

A presentation and discussion with Ian Jewson Planning Limited took place concerning a proposed development of c80 dwellings at Knowle Lane, Cullompton; part of the site for the proposed development is not allocated for housing in the adopted Mid Devon District Council Local Plan.

Mr Chick stated that his client is not a house builder but acquires land, obtains planning permission and sells the land on with planning permission in place.

He further stated that an outline planning application for 74 dwellings will be submitted as soon as possible and that pre-planning advice has been sought from the Planning Authority. Reports are currently being prepared to support this application and a newsletter has been distributed to concerned parties including local residents.

The following concerns were raised:

- Serious concerns were raised concerning access to the site via the single lane Knowle Lane.
- The width of the road through the estate from Knowle Lane to the on going development at Saxon Fields.
- Parking arrangements were questioned and proposed access for refuse vehicles, busses and other large vehicles. It was noted that on developments of high density dwellings, garages are often converted into ancillary accommodation which exacerbates the on road parking issues.
- Whether or not a compound would be provided for construction traffic and construction workers.
- It was noted that developments at this location have been fraught with problems and that the developer will need to be aware that the council will be giving all these matters detailed scrutiny as the planning process progresses and that the council will require firm assurances that the mistakes of the past will not be repeated.
- The committee was reminded that there is an addition phase of the Knowle Lane development proposed.
- That the play area in Swallow Way has great potential for improvement as part of the public open space agreement.
- It was stated that, as there is very little information available concerning this proposed development, the council was not in a position to offer any support for it.

Mr Chick stated that he would take these concerns to his client and Councillor Gordon Guest thanked Mr Chick for his time.

84. **Planning and Licensing matters:**

- a. To consider and make comment on planning applications received for Cullompton 21 and available to view at the [Planning Portal](#):
 - i. 16/01766/FULL – A Pollington
Change of use of office to gift shop (Class A1) at Pollington Decorators Limited, 15A High Street, Cullompton.
Recommend grant approval. Proposed Councillor Gordon Guest, seconded Councillor Iain Emmett.
 - ii. 16/01769/FULL – Mr G Smith
Erection of replacement office at Unit 1, Longbridge Meadow, Cullompton.
Recommend grant approval. Proposed Councillor Daniel Barnes, seconded Councillor Iain Emmett.

- b. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair. None.
- c. To consider applications for neighbouring parishes. None.

85. **Correspondence:** There was no correspondence to consider.

86. **Neighbourhood Plan Update:** The Chairman tabled a report to the Committee and there was discussion. The committee will consider the report and discuss it in detail at the next meeting.

87. **Date and time of the next meeting:** To confirm the date and time of the next Planning Committee meeting as Thursday 15 December 2016.