



Planning and Licensing Committee

held on

Thursday 12 January 2017 commencing at 6pm in Cullompton Town Hall

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

Those Present: Councillors Gordon Guest (Chair), Janet Johns, Eileen Andrews, Iain Emmett, Kathryn Haslett, Daniel Barnes.

Councillor Richard Thorne.

The Assistant Town Clerk (Clerk)

DRAFT MINUTES

1. **Apologies:** Apologies were received and accepted from Councillor Chris Standford (personal).
2. **Declarations of Interests:** The following declarations of disclosable pecuniary interests and personal interests were made:
 - Councillor Janet Johns declared a personal interest in 16/01930/FULL as she lives locally.
 - Councillor Gordon Guest declared a personal interest in 16/01860/FULL and 16/01872/FULL as he knows Sue Keeping and Mr and Mrs Down respectively.
 - Councillor Eileen Andrews declared a personal interest in 16/01872/FULL as she knows Mr and Mrs Down.
3. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 15 December 2016 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Eileen Andrews, seconded Councillor Janet Johns.
4. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.
5. **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. [16/01860/FULL](#) - Ms A Brown and Ms S Keeping
Installation of 3 replacement windows at first floor level at 29 High Street, Cullompton.
Recommend grant permission. Proposed Councillor Kathryn Haslett, seconded Councillor Janet Johns.

- ii. [16/01872/FULL](#) - Mr and Mrs Down
Change of use of stable and erection of single storey extension and link building in association with existing Class D2 use at Land and Buildings at NGR 302985 106462 (Upton Farm) Cullompton.
Recommend grant permission. Proposed Councillor Gordon Guest, Proposed Councillor Eileen Andrews.
- iii. [16/01887/TPO](#) - Mr B Cork
Application to pollard 1 Oak tree protected by Tree Preservation Order 83/00003/TPO at 18 Headweir Road, Cullompton.
Accept Tree and Planning Officer determination. It is recommended that validity of the report is assessed by the Tree Officer. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.
- iv. [16/01930/FULL](#) - Mr N Helsing of Press Properties
Variation of Condition 2 of Planning Permission 15/01579/FULL to allow substitute plans in respect of change of design (Revised Scheme) at 8 Cockpit Hill, Cullompton.
Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Iain Emmett.
- It is considered that:**
- **This site will be over developed.**
 - **There should be a comprehensive building management plan for the development phase including where contractors will be parking and how waste will be managed during the build phase.**
 - **That, once the dwellings are occupied, wheelie bins and recycling boxes will have to be left on an already narrow pavement on collection day which will severely impede pedestrian traffic.**
- v. [16/01944/TPO](#) - Mr S Health
Application to coppice 1 Common Ash protected by Tree Preservation Order 13/1997/TPO at 34 Manning Avenue, Cullompton.
Accept Tree and Planning Officer determination. Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett.
- vi. [16/01948/FULL](#) - Mr J Opie
Variation of conditions 1, 2, 4, 5, 6, 8, 12, 13, 14, 15, 16, 18 and 20 to allow for phasing, to reflect details already permitted and to accord with the S278 process and removal conditions 9, 10 and 11 of planning approval [09/01573/MOUT](#) at Land and Buildings at NGR 303161 108402 (Venn Farm), Cullompton.
Recommend grant permission. Proposed Councillor Daniel Barnes, seconded Councillor Eileen Andrews.

- vii. [16/01971/FULL](#) - Heavitree Brewery
Conversion of existing Public House and living accommodation into 2 dwellings at The Bell Inn, Cullompton.
Recommend grant permission. Proposed Councillor Eileen Andrews, seconded Councillor Daniel Barnes.
- viii. [16/01972/LBC](#) - Heavitree Brewery
Listed Building Consent for conversion of existing Public House and living accommodation into 2 dwellings at The Bell Inn, Cullompton.
Recommend grant permission. Proposed Councillor Eileen Andrews, seconded Councillor Daniel Barnes.
- ix. [16/01986/FULL](#) - Primary Academies Trust
Erection of extension and internal alterations to form new school entrance, offices and teaching areas; conversion of existing children's centre to 2 classrooms and ancillary accommodation and associated works at St Andrew's Primary School, Cullompton.
Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Daniel Barnes.
- x. [16/01988/MOUT](#) - Mr J Tizzard
Outline for the erection of up to 74 dwellings at Land at NGR 301106 107155 (Knowle Lane), Cullompton.
Recommend refusal for the following reasons:
- **Half of site not included in the current or proposed revision of the MDDC Local Plan. There are lots of other development opportunities that exist in NW Extension as well as other, undeveloped, brown-field sites.**
 - **It represents yet another substantial residential development discharging into Knowle Lane which is considered ill suited for such use and that cannot easily be widened to accommodate 2 lanes of traffic and a footpath. This will exacerbate an already poorly designed road system through the existing Kingfisher Reach and the progressing Saxon Fields developments. It also takes no account of the high volume of the volume of traffic, including coaches, which visit the Rugby Club and Kia Ora and the daily volumes of commuter traffic moving around this area of Cullompton.**
 - **This is a speculative application which will not be acted upon by the applicant who is not a property developer but a land speculator.**
 - **There is a pedestrian safety consideration in that Willowbank Primary School's playing field is in the vicinity of the junction of Knowle Lane and Swallow Way and large groups of children from this school are regularly walking from the school to the field and vice versa.**
 - **There are on going issues with the sewerage system and retention basins at the existing phases of the Knowle Lane development that have yet to be addressed.**

Proposed Councillor Kathryn Haslett, seconded Councillor Janet Johns.

- b. To receive planning determinations and consider any other planning matter brought forward at the discretion of the Chair. Councillor Gordon Guest reported that MDDC had been successful in its bid to have the proposed Eastern Urban Extension included for Garden Village status.
- c. To consider applications from neighbouring Parishes. There were no applications from neighbouring Parishes to consider.

6. **Neighbourhood Plan Update:** Councillor Gordon Guest reported that:

The Steering Group wish to have the Neighbourhood Plan adopted before September 2017. Land allocations have become uncertain given the success of the Garden Village bid.

7. **Correspondence:** The Assistant Town Clerk reported that the consultation regarding the proposed revision of the MDDC Local Plan has now started. It will visit Cullompton Town Hall on Monday 30 January 2017 from 1200 until 1500.

8. **Date and time of the next meeting:** Thursday 26 January 2017 commencing at 6pm.