



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 22 February 2018 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Gordon Guest, Janet Johns, Kate Haslett and Richard Thorne.

Those present: Councillors Gordon Guest (in the Chair), Richard Thorne, Janet Johns, Eileen Andrews, Kathryn Haslett.

Councillor Lloyd Knight.

Steve Reardon (Clerk).

DRAFT MINUTES

74. **Apologies:** There were no apologies for absence received.

75. **Declarations of Interests:** To receive declarations of disclosable pecuniary interests and personal interests.

Councillor Kathryn Haslett declared a personal interest in the Neighbourhood Plan update as she is active in the Swimming Pool Campaign.

76. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 25 January 2018 were adopted as a true and correct record of the meeting and signed as such. Agreed. Proposed Councillor Gordon Guest, seconded Councillor Richard Thorne.

77. **Planning Matter:** To receive from the applicant a presentation on a proposed development of industrial units at the existing Quad World, Exeter Road.

A presentation was made by Jon Hillier about the proposals for Quad World to develop a number of small industrial units on the current "Pro Track" at Quad World – the "Pro Track" is currently financially unviable. Key points include:

- Outline application at present. The development is propose for use Classes B1, B2 and B8 Industrial Units. The site is currently use Class B1 only.
- There has been a planning application submitted previously but the application was withdrawn.
- He stated that smaller industrial units are at a premium in the locality and a sustainable development such as the proposal depends on many things such as access and immediate infrastructure.
- He is content for units to be restricted to 5,000m² by the Planning Authority and the development is on a brownfield site. There will be a mixture of free- and leasehold units.

- The development consists of relatively small units that will be developed in a single phase. It is located close to other industrial units (at, for example, Hele) although this proposal are envisaged to be more “white collar” rather than pure industrial. B1 enterprises will be zoned in one area. Units to be 750m² to 2,500m² and the site will be managed.
- Parking and cycle parking is in excess of Planning Authority requirements.
- The application will be considered by the Planning Committee in due course when the Planning Authority invites consultation on this Outline Planning Application.

78. **Public Question Time:** As there were no members of the public present, this section of the meeting did not take place.

79. **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. [18/00032/FULL](#) – Acorus on behalf of Mr P Grandfield

Erection of a replacement dwelling following demolition of existing dwelling at House Button Farm, Kentisbeare.

Recommend grant permission. Proposed Councillor Eileen Andrews, seconded Councillor Janet Johns.

ii. [18/00208/HOUSE](#) – R Taylor Design Associates on behalf of Mr and Mrs Harris

Erection of single storey rear extension following demolition of existing conservatory at 11 Starlings Roost, Cullompton.

Recommend grant permission. 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 including:

i. The allocation of c£10m to provide for improvements to increase the capacity of Junction 28 of the M5 motorway. This was noted – 10m allocated to MDDC from Central Government although the funding hasn’t yet been transferred. No detailed plans for J28 improvements as yet but Councillor Gordon Guest feels that the council should have input into any scheme. Concern that the improvements to J28 are being conducted on a piecemeal basis and, perhaps, the money would be better saved until such time as the improvements can be completed properly and sustainably.

RECOMMENDATION: That the Planning Authority and Highways Authority are invited to a meeting of the Full Council in March (possibly 8 March). Proposed Councillor Janet Johns, seconded Councillor Eileen Andrews.

ii. 17/01125/MFUL – Construction of a slurry lagoon (2738m²) and creation of new vehicular access at Land and Buildings at NGR 302603 103592 (Weaver’s Meadow), Langford. **Permitted with Conditions to discharge.**

iii. 17/01925/FULL – External alterations following approval of change of use to 2

dwellings (17/01440/PNCOU Class P) at 33A Higher Street, Cullompton.
Grant Permission.

iv. Devon wildlife trust have issued guidance on the development of large developments.

c. To consider applications from neighbouring Parishes.

80. **Neighbourhood Plan:** An update is at Appendix A to thee minutes.

81. **Correspondence:** To consider correspondence received after the despatch of this Agenda.
None to consider.

82. **Date and time of the next meeting:** The next meeting will be combined with the Full Council meeting on 8 March 2018.

NEIGHBOURHOOD PLAN UPDATE

Present at meeting on Tuesday 20th February 2018 were three town councillors, Town Clerk, and several committee members, MDDC reps and landowner.

- MDDC have not yet received Government money though they have been awarded it for Garden Village and Jct 28.
- MDDC will pay £5,000 into CTC bank in April 2018 in new financial year.
- NHP draft document is being proof read and updated as we meet.
- NHP has been mostly updated reference regulation 14 consultation in Autumn 2017.
- No major objections from MDDC and other bodies in Reg 14 consultation.
- NHP advised it will need to repeat the full regulation 14 consultation again when NHP is ready, not just the swimming pool section as previously advised.
- AECOM and other formal advisers, recommend they go through neighbourhood Plan document before it goes to full town council. This would take about 6 weeks. When full NHP is ready for Inspector, they will need to go through it again.
- Awaiting advice on whether to put current updated version on the website before it goes to AECOM or leave old one on the website with a comment note.
- NHP administrator job ends end of February 2018. The administrator will do a hand over to assistant town clerk. Assistant town clerk is familiar with most of the software and can manage small changes.
- Swimming pool polices will need to be redone in full.
- Meetings with MDDC they are now in support of swimming pool aspiration and the allocation of land for around 300 houses.
- Landowner has done a basic feasibility study and discussed this with MDDC in a private meeting. MDDC were satisfied with this study.
- In a public meeting MDDC advised swimming pool group, NHP group and landowner that landowner needed to now complete an in depth site appraisal and to come back to MDDC with detail. Landowner advised this would take 6 to 8 weeks. Landowner also advised may need more houses than initially thought, but detail will confirm this.
- MDDC advised in principal they could support land allocation for houses and swimming pool subject to more detailed reports.
- MDDC advised landowner to be more flexible with precise allocation of swimming pool land. Rather to allocate an area and say within this locality there will be a swimming pool.
- Once these details are fully known NHP can write a new policy or policies. MDDC will advise on what they will require in policies to meet MDDC planning requirements.
- Landowner wishes to bring forward land for a housing planning application as quickly as possible once swimming pool land is within the NHP policy.
- MDDC advised again that due to planning law and precedence, it would be better if Cullompton NHP came out after the MDDC local plan. Even if this went into 2019.
- Swimming pool group reported that they now have support of Sports England and Swim England. They were employing consultants and new architects recommended by Swim England. Swim England and Sports England were fully in support of plan and felt a town of Cullompton size and growing was in need of a swimming pool. (Note this was different from the MDDC statements previously where Cullompton was not big enough.
- General. MDDC officers were fully supportive of the Cullompton NHP, wished to see it successfully concluded. Were supportive of the swimming pool aims and the associated

housing. MDDC were clearly willing to offer detailed technical planning advice to ensure the NHP followed the correct procedures. This was particularly helpful.

- Next NHP meeting is on Tuesday 27th February in the Library at 18.30.