



Planning and Licensing Committee

held on

Thursday 25 October 2018 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Daniel Barnes, Iain Emmett, Gordon Guest, Kathryn Haslett, Janet Johns, Lloyd Knight.

Those present: Councillors Gordon Guest (Chair), Lloyd Knight, Kathryn Haslett, Janet Johns, Eileen Andrews, Iain Emmett.

5 members of the public.

The Assistant Town Clerk, Clerk

DRAFT MINUTES

79. **Apologies:** To receive apologies for absence. None.
80. **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.* None declared.
81. **Minutes:** To agree the minutes of the Planning and Licensing Committee meeting held on 11 October 2018. Agreed. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns.
82. **Public Question Time:** To accept questions from members of the public present at the meeting.

Members of the public raised the following matters concerning Planning Application 18/01649/FULL.

- a. No parking is provided within the scheme and this will exacerbate the already serious access and parking issues in Middle Mill Lane. This is further exacerbated by vehicles parked, illegally, in Fore Street.
- b. Damage has occurred to existing dwellings by previous developments and the access of construction materials and machinery accesses Middle Mill Lane. In other developments, there is anecdotal evidence that vehicles were transiting the footbridge and extracting water from the leat.
- c. Concern for the displacement of wildlife, particularly bats, from the site of the proposed dwellings.
- d. Concerns over increased pollution with increased traffic movements.
- e. There is no turning area anywhere in Middle Mill Lane resulting in delivery vehicles, visitors or shopping deliveries having to use existing private driveways for turning purposes.
- f. Concern over increased wear and tear of the Middle Mill Lane road surface which is not adopted by Devon County Council. Resurfacing has to be conducted by the residents although there is a pedestrian public right of way that runs down the centre of Middle Mill Lane. In addition, manhole covers have become loose and cause a

noise nuisance when driven over that will be exacerbated with the additional vehicle movements generated by this proposal.

- g. There is a concern with the width and height restriction at the access of Middle Mill Lane from Fore Street.
- h. Concern that the character of Middle Mill Lane would be significantly and detrimentally affected by the construction of these dwellings.
- i. The loss of further green space, particularly in view of the proposals for an Eastern Relief Road through the CCA Fields.
- j. Five dwellings on the proposed site is considered excessive.
- k. Loss of the trees and vegetation will remove a valuable sound break and, consequently, significantly increasing the level of ambient noise from the nearby motorway.

83. 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](#) and listed at Appendix A.
- b. To receive planning determinations and consider any other planning matters brought forward at the discretion of the Chair. None.
- c. To consider applications from neighbouring Parishes. None.

84. Neighbourhood Plan: Councillor Gordon Guest reported that there is nothing significant to report.

85. Correspondence: To receive any correspondence received after the dispatch of this Agenda. None received.

86. Date and time of the next meeting: To confirm the date and time of the next meeting as Thursday 8 November 2018 commencing at 6pm.

In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are very welcome to attend this meeting.

Members of the public will only be permitted to speak at the beginning of the meeting during Public Question Time.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 11 OCTOBER 2018

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
18/01649/FULL	DEL	Mr F Dalzell, Monks Walk, Fore Street, Cullompton, EX15 1JS	Mr M Farmer	Erection of 5 two storey dwellings at Land at NGR 302225 107308 (Monks Walk), Middle Mill Lane, Cullompton	<p>Cullompton Town Council recommends refusal of this application on the grounds of:</p> <ul style="list-style-type: none"> • Overdevelopment of site – the site is considered too small to accommodate 5 dwellings. • Lack of parking – parking places are at a premium in Cullompton generally and, particularly, in Middle Mill Lane. The addition of, potentially, 10 vehicles will seriously exacerbate already serious access and parking issues. In addition, there is no provision in Middle Mill Lane for vehicles to turn around. • There will be a significant loss of green space and wildlife habitat, particularly for bats. The trees on this site also provide a welcome sound barrier for the nearby M5. • The road is not adopted by DCC and there is nothing in the application to state that the owners of Middle Mill Lane, i.e. the residents, have granted permission for construction vehicles to access the lane. • Access to Middle Mill Lane is already difficult and the addition of construction traffic and other vehicles associated with this development will make the situation worse. • This a primarily a pedestrian route and the increase in vehicle movements as a result of this development will significantly increase the danger to pedestrians using the route. • Significant concerns surrounding vehicular access for, for example, deliveries will be extremely difficult. • There does not appear to be any provided storage for bins and recycling boxes.