



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 13 June 2019 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Gordon Guest, Will Jones, Lloyd Knight, Kathryn Haslett, Janet Johns, Michael Oxford.

Those present: Councillors Janet Johns, Eileen Andrews, Kathryn Haslett, Lloyd Knight, Gordon Guest, Will Jones.

Councillor Mel Davey

The Assistant Town Clerk (Clerk)

DRAFT MINUTES

11. **Apologies:** To receive apologies for absence. Councillor Michael Oxford (personal).
12. **Declarations of Interests:** There were no declarations of disclosable pecuniary interests and personal interests made.
13. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 30 May 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Kathryn Haslett.
14. **Public Participation:** As there were no members of the public present, this section of the meeting did not take place.
15. **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 (Appendix B) and consider any other planning matters brought forward at the discretion of the Chair.
 - Siskin Chase – Councillor Gordon Guest took part in the site visit and Councillor Lloyd Knight attended the meeting of the Planning Authority's Planning Committee. (Appendix C).
 - Neighbourhood Plan – last meeting of the NHPSG last evening and some final, small, amendments will need to be made. The CEO of MDDC will be handed a copy during his visit to the Cullompton in a couple of weeks. There will be hard copies of the plan available at the Neighbourhood Plan Steering Group and council stalls at the Festival market.
 - James Turner (the promoter on behalf of the Garden Village land owners) is keen to meet the new council in relation to his work with the Garden Village Project. He has offered to conduct a walk around the proposed Garden Village site with the council.
 - Councillor Janet Johns reported on the presentation concerning the new High Street Heritage Action Zones (HSHAZ) (Appendix D).
 - c. To consider applications from neighbouring Parishes. None.

16. **Correspondence:** To receive correspondence received after the dispatch of this Agenda. None.
17. **Date and time of the next meeting:** To confirm the date and time of the next meeting as 27 June 2019 commencing at 6pm.

APPENDIX A

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 13 JUNE 2019

| Application Number | Expected Decision Level | Applicant | Agent | Proposal | Cullompton Town Council Comment and Recommendation |
|-------------------------------|-------------------------|--|-------------------|---|--|
| 19/00787/LBC | DEL | Mrs Lucille Harwood 6 Newcourt, Cottages, Langford | Mr Matthew Farmer | Listed Building Consent for internal alterations to relocate bathroom with associated works at 6 Newcourt Cottages, Langford | Recommend grant permission. Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett. |
| 19/00431/TPO | DEL | Mrs M Goff 26 Manning Avenue, Cullompton | Mr Vernon | Application to fell a group of Elm trees to approximately 1m, protected by Tree Preservation Order 97/00013/TPO at 26 Manning Avenue, Cullompton | Accept the determination of the Tree and Planning Officers of the Planning Authority. Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett. |
| 19/00904/FULL | DEL | Mr R Sival Culm Springs Old Hill Cullompton Devon EX15 1GY | Mr J Clarke | Retention and change of use of site from equestrian (Sui-Generis) to scaffold storage and distribution to include open air storage (Use Class B8) at Land and Buildings at NGR 302496 106235 (Culm Springs), Old Hill, Cullompton | Recommend refusal on the above grounds. <ul style="list-style-type: none"> • Increased LGV traffic on Cockpit Hill and Duke Street, particularly concerning the width restriction on Cockpit Hill. • There is a 3 tonne weight limit on the Listed Railway Bridge that scaffolding lorries will exceed. • The visibility splay when exiting the proposed access in a large vehicle is very limited. If the Planning Officer is minded to grant permission, it is requested that |

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|--------------------------------|-----|---|-------------|--|--|
| | | | | | the District Council Ward Member calls in the application for determination by the Planning Committee and that written confirmation is provided by the applicant that the weight limit on the Railway Bridge will not be exceeded by the applicant's vehicles. Proposed Councillor Kathryn Haslett, seconded Councillor Janet Johns. |
| 19/00893/HOUSE | DEL | Mr G Cowley The Pink House 58 Higher Street Cullompton | Helen Hobbs | Erection of a rear extension (Revised Scheme) at The Pink House, 58 Higher Street, Cullompton | Recommend grant permission. Proposed Councillor Gordon Guest, seconded Councillor Will Jones. |

PLANNING DETERMINATIONS FOR PLANNING AND LICENSING COMMITTEE 13 JUNE 2019

1. 19/00277/FULL - Erection of a building with childrens play area, cafe, shop, party and corporate facilities and additional 70 parking spaces
The Bear Trail Bradninch Cullompton Devon EX15 1SA
[Status Permitted with Conditions to Discharge](#)
2. 19/00190/FULL - Erection of a dwelling following demolition of garage
72 Exeter Road Cullompton Devon EX15 1DZ
[Status Permitted with Conditions to Discharge](#)
3. 19/00552/FULL - Erection of a storage building for use in connection with fishing lake facility
Land at NGR 301204 106025 (Colebrook Fishery) Cullompton Devon
[Status Application Permitted](#)
4. 19/00516/HOUSE - Erection of a two storey side extension and formation of access and hardstanding for the parking of vehicles
13 Willand Road Cullompton Devon EX15 1AP
Status Application Withdrawn
5. 19/00454/FULL - Replacement roof covering to rear, installation of replacement windows and change of exterior colour
3 Exeter Hill Cullompton Devon EX15 1DJ
[Status Application Permitted](#)
6. 18/01187/LBC - Listed Building Consent for structural repairs to the shell canopy and sign bracket on East elevation
Manor House Hotel 2 - 4 Fore Street Cullompton Devon EX15 1JL
[Status Permitted with Conditions to Discharge](#)
7. 19/00385/TPO - Application to reduce 1 Oak tree by 8m and reduce the branches on house side by approximately 6m, protected by Tree Preservation Order 83/00003/TPO
4 Head Weir Road Cullompton Devon EX15 1NN
[Status Application Permitted](#)
8. 19/00200/HOUSE - Erection of a single storey rear extension and erection of porch to north elevation
21 Honiton Road Cullompton Devon EX15 1PA
[Status Application Permitted](#)
9. 19/00298/HOUSE - Replacement and relocation of an oil storage tank
6 Newcourt Cottages Langford Cullompton Devon EX15 1SE
[Status Application Permitted](#)
10. 19/00300/HOUSE - Erection of a timber storage shed Laurel Bank
1A Tiverton Road Cullompton Devon EX15 1HT
[Status Application Permitted](#)

11. 19/00255/HOUSE - Erection of first floor side extension and single storey rear extension
14 Clover Drive Cullompton Devon EX15 1SN
Status Application Permitted

12. 19/00187/FULL - Formation of a replacement car park
Padbrook Park Cullompton Devon EX15 1RU
Status Application Permitted

A Report to Cullompton Town Council's Planning Committee

13th June 2019

I was asked by the committee to attend the Planning meeting of MDDC on 05th June 2019. I was asked to attend in relation to the outline proposal of the 105 House development at Siskin Chase. The committee's concern was the lack of access as the only access proposed was through Siskin Chase. The Committee wanted it's opinion aired that there should be another access point at Colebrooke Lane (West of Swallow way) as this will be a footpath anyway and being of roadworthy state to allow emergency vehicles access to the new development.

I addressed the MDDC Planning Committee and mentioned the concerns I outlined in the paragraph above and also mentioned that if the rugby club were to have a housing development then this would also alleviate the future traffic around Siskin Chase.

A planning officer showed photos on the screens one of which was of Colebrooke Lane (West of Swallow Way) Mrs. Fish, the planning officer, said that CL is too Narrow. Cllr. Ray Radford asked if CL could be made wider. The reply was that neither MDDC or DDC own the land to be able to widen CL and it was considered not necessary. Ian Sorenson (sorry if not the correct spelling) said that MDDC's Local Plan states that having the accesses through Siskin Chase is safe.

Cllr. Berry agreed with us that the Vehicles should use CL and that the photos of Siskin Chase should have been taken at prime time to show the parked cars and people trying to return home. This would have given you a totally different picture. He also went on to say that the site is a green field site and looking at the plan it is over developed with no infrastructure.

Cllr. Cyst mentioned that the objectors are saying there will be 200 vehicle movements a day but he believes that it will be 400 vehicle movements a day and another access should be considered.

Ian Sorenson: The Rugby Club hasn't allocated any housing development. If it does we'll set aside the land for an access road at CL.

Cllr. Berry: People should be listened to.

Cllr. Dolly said that the real world has traffic and it's all cars. This was in relation to the issue that most planning applications believe that people have one or no vehicle.

Cllr. Letch said we've got to go with what the policy says. Meaning MDDC's Local Plan.

Cllr. Radford went on to say that more effort should have been made to investigate the possibility of purchasing the land to widen CL.

The vote was:
4 in favour. 5 against. 2 abstentions

The abstentions were from Cllr. Radford and Cllr. Dolly

Report by Cllr. Lloyd Knight
Town Councillor
Cullompton Town Council

High Street Heritage Action Zones (HSHAZ)

<https://historicengland.org.uk/services-skills/heritage-action-zones/regenerating-historic-high-streets/>

- Grants of between £25,000 and £2 million to set up a partnership to run a four-year HSHAZ scheme (beginning April 2020)
- Two stage bidding process –
 - Stage one: Expression of Interest (EOI) (competitive) - successful applicants will be invited to...
 - Stage two: Programme Design (non-competitive)
- EOI deadline 12th July
- Applications can be made by any not-for-profit organisation (e.g. local authorities, charitable trusts, or other public sector organisations) and partnerships (lead organisation)
- Programme Purpose –
 - 'Making high streets attractive, engaging and vibrant places for people to live, work and play'
 - Understanding and enhancing the features that make them special – 'restoring and enhancing local historic character'
 - Kick starting sustainable regeneration - Paving the way for private investment – multiplier effect
 - Leading to sustainable economic (and cultural) growth.
- Essential Criteria
 - The area needs to be a conservation area
 - Delivered through a partnership
 - Demonstrable support from local community
 - Ability to be completed in four years (April 2020 – March 2024)
- Assessment Criteria
 - Heritage significance of the area (at risk?)
 - Current status of the area (physical condition, economic and social performance)
 - Why investment is needed now?
 - Scheme opportunity - 'How will the scheme use heritage to unlock the area's potential?'
 - Proposed scheme – anticipated economic and social impacts
 - Strength of partnership – range of partners, commitment, governance and leadership
 - Deliverability – robust delivery plan
 - Value for Money – leverage of other sources of funding, partners, other funding bodies, trusts, local businesses and owners(
 - How will the scheme provide a sustainable legacy?
 - Degree local people and other users are engaged in and involved with the content, planning and design of the scheme.
 - How will the scheme encourage more people to engage with local heritage
 - Current engagement with the arts and culture sectors and willingness to support cultural activities
 - Nationally balanced against range of distinctive high streets and an appropriate regional spread

- Eligible costs:
 - Building repairs (excluding minor repairs and maintenance),
 - Reinstating architectural features
 - Grants for above
 - Work to public realm
 - Conversion to alternative uses, including residential
 - Good-quality and sympathetic development in gap sites
 - (high-quality) Community engagement activities
 - Training in traditional conservation skills
 - Demonstration of good maintenance techniques
 - Preparation of development briefs / appraisals
 - Preparation of Conservation Area Appraisals and Management Plans
 - The appointment of project officers to oversee schemes (see A4.1)
 - Valuations, professional fees, or the costs associated with getting statutory permissions; research and strategic planning work to safeguard the long-term approach to conservation
 - Preparation of shop front design guides
 - The development of local research projects

- Intervention rate is 50% (or higher if needs can be demonstrated – however leverage forms part of assessment). Consideration is given to in-kind contributions of partners.

- Community engagement and partnership working fundamental
 - Local communities will have a key role in deciding what works they want to see happening on their high street
 - Looking for genuine commitment to determining and reflecting the needs, interests and aspirations of the local people – high quality community engagement.
 - Using the levers of local councils but harnessing the passion of local communities

- Completed EOI forms should be sent to Highstreets@HistoricEngland.org.uk by 12 noon on 12th July 2019

Heritage Action Zones website

<https://historicengland.org.uk/services-skills/heritage-action-zones/regenerating-historic-high-streets/>

Heritage Counts

- Link between commercial confidence and the built environment

Heritage Counts website –

<https://historicengland.org.uk/research/heritage-counts/2018-heritage-in-commercial-use/heritage-in-commercial-use/>

Heritage Counts Report

<https://historicengland.org.uk/content/heritage-counts/pub/2018/hc2018-heritage-in-commercial-use/>