



Planning and Licensing Committee

held on

Thursday 8 August 2019 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Mel Davey, Gordon Guest, Will Jones, Lloyd Knight, Kathryn Haslett, Janet Johns and Martin Smith

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

Councillors Kerry Baldwin, James Buczkowski and Robert Dietrich.

Paul Lee (the developer in relation to 19/01260/FULL).

James Turner + 1 (Lightwood Group).

Approximately 10 members of the public.

The Town Clerk and the Assistant Town Clerk (Minute taker).

DRAFT MINUTES

33. **APOLOGIES:** Apologies for absence were received and accepted from Councillors Ian Morton and Martin Smith.
34. **DECLARATIONS OF INTERESTS:** All members present declared a personal interest in planning application 19/00604/FULL as they are all known to the applicant and many have been personally lobbied by the applicant.
35. **MINUTES:** The Minutes of the Planning and Licensing Committee meeting held on 11 July 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Eileen Andrews, seconded Councillor Janet Johns.
36. **PUBLIC PARTICIPATION:**
 - Mr Qayum asked several questions surrounding the role of the Cullompton Town Council Planning Committee and their understanding of various planning documents, including the unadopted draft Neighbourhood Plan, and asked whom, ultimately, is in charge of planning determinations. He stated that there is a high demand for small 1 and 2 bedroomed accommodation units and that the use of redundant buildings is encouraged.
 - Mr Snow requested that Standing Orders are suspended at the appropriate time in order that members of the public are permitted to speak in relation to the presentations to be made concerning planning application 19/01260/FULL and the Garden Village proposal.

The meeting was closed in order to allow members of the public present to take part in the discussion relating to the presentation to follow.

37. **PRESENTATION:** To receive presentation relating to planning application no. 19/01260/FULL – Erection of 2/3 storey building of 8 residential flats. 1 dwelling with amenity area and ancillary works following demolition of existing toilet block at Public Conveniences, Station Road.

- Mr Lee stated that a planning application had been submitted (19/01260/FULL) to develop land on the corner of Station Road and Forge Way; this land is currently owned by MDDC and occupied by the public conveniences. His company is a small one and generally develops rental accommodation units.
- The development intention is to demolish the existing toilet block and redevelop the site with accommodation units; in addition, a single, accessible, public convenience will be build and leased to Cullompton Town Council for a nominal sum. The exact location of this public convenience is open for discussion at this time.
- There was concern raised about the lack of on-site parking provision for the proposed dwellings.
- There was some discussion concerning the exact location of the proposed public convenience including:
 - Whether it was necessary to demolish the existing facilities.
 - Whether it was necessary to provide such facilities at all and, instead, encourage local business to sign up to the Community Toilet Scheme.
 - Designation of the Hayridge Centre toilets as public conveniences.
 - Relocation of the public conveniences to another location, perhaps the Higher Bullring, and make the unit a self-contained, self-cleaning unit designed to be in character with the Conservation Area.
 - That the current public convenience provision is, according to social media, largely used overnight by rough sleepers.

The meeting was reopened.

38. 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.

During the debate on planning applications, Councillor Will Jones left the meeting on two occasions, immediately after the consideration of 19/00604/FULL.

- b. To consider the revised Licence in relation to The Manor House Hotel, Cullompton.

RECOMMENDATION TO MDDC: That the revision to the revised Licensing application at The Manor House Hotel Cullompton is rejected for the following reasons:

- The provision of refreshment until 03:30 is considered to be too late and will impact on residents of High Street and Fore Street in terms of noise and Anti-Social Behaviour. It is considered that the provision of alcoholic beverages until 01:00 with food served until 01:30 is sufficient.
- That alcohol should not be sold for consumption off the premises as this will encourage the consumption of alcohol in the street with the potential for Anti-Social Behaviour.

Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett.

- c. To receive planning determinations (Appendix B) and consider any other planning matters brought forward at the discretion of the Chair. Planning determinations were noted.
- d. To consider applications from neighbouring Parishes. None.

39. CORRESPONDENCE: To receive correspondence received after the dispatch of this Agenda. None.

40. **PRESENTATION:** To receive presentation from Lightwoods Strategic (development agent/promoter) relating to proposals for Garden Village and also answer any questions from Councillors relating to the North West Urban Extension.
- A presentation was made concerning the provision of sporting and leisure facilities in the proposed Garden Village, between Horn Road and Dead Lane on the A373 Honiton Road, by James Turner of Lightwood Group and the Chairmen of Cullompton Cricket and Rugby Football Clubs.
 - It was stated by, particularly, Cullompton Cricket Club and Cullompton Rugby Club, that their current facilities are barely adequate for the numbers that are now engaged in sport and that the demand for youth Cricket and Rugby are only going to increase. Should this happen then it will become necessary to turn potential players away due to lack of provision.
 - Both of these clubs will need to relocate to flat, well drained and sizable locations in order that the current demand can be met and that future demand can be fulfilled.
 - It was stated that the location of these facilities between Horn Road and Dead Lane is ideal because:
 - It is close to the M5 corridor with a short drive along a main A road.
 - The proposed roundabout to access the facilities located on the A373 at Dead Lane would act as a traffic calming measure on a particularly challenging bend in the road and immediately prior to entering the edge of the proposed Garden Village housing development.
 - It is important that the provision of these facilities is considered very early in the development of the Garden Village Initiative as, for example, a Cricket wicket is required to be purpose built approximately 2 years prior to being played on – this is a relatively low cost option as the remainder of the playing surface requires little preparation and club facilities may be temporary in nature until such time as more permanent facilities can be provided. The Cricket Club has a particular need to relocate sooner rather than later in light of the proposal to build the Cullompton Eastern Relief Road through the current pitch.
 - The remainder of the site could be used to house other sports such as basketball, netball, hockey and tennis on purpose built pitches with sufficient changing facilities and parking on site.
 - The provision of sporting facilities at this location will “book end” the Garden Village development site to prevent housing creep as it is very rare for purpose built sporting facilities to be later demolished to provide for housing.
 - It was stated that although the provision of Cricket facilities this close to Kentisbeare would likely have an impact on the viability of Kentisbeare Cricket Club, it was considered that Kentisbeare Cricket Club had reached its peak in terms of size and membership in view of the size of the pitch. New facilities will encourage County Cricket to be played at the new facilities although it was categorically stated that there is no intention to provide a stadium!
 - It was also noted that the Garden Village Development, including sporting and green infrastructure, should be considered to be a part of Cullompton rather than some separate settlement; sport, in particular, has a knack of bringing otherwise disparate communities together.

There was also discussion on the provision of a Country Park within the Garden Village Initiative.

- The provision of this green infrastructure can be provided within the Garden Village Initiative and could provide an interesting green space that may become an attraction that visitors from outside Cullompton may travel to including:
 - Pitch up camping facilities that may be used by Scout and Guide groups.
 - It is ideally situated as a visitor attraction for those heading further south to, for example, the Eden Project.
 - There may be an opportunity to provide an open-air amphitheatre type facility to provide entertainment in the same way that the Eden Project hosts festivals without a formal theatre type building.
 - There is a wide scope for Beavers and other wildlife to be encouraged along this section of the River Culm.
- It was stated that there may be an opportunity to get these larger green infrastructure packages developed and in use with housing provision built afterward rather than trying to fit sporting facilities and leisure facilities around already existing housing.
- It was further noted that the future expansion and improvement of the existing Junction 28 of the M5 is under consideration and that the existing junction is unlikely to be fit for purpose without significant expansion.

41. **DATE AND TIME OF THE NEXT MEETING:** To confirm the date and time of the next meeting as 22 August 2019 commencing at 6pm.

APPENDIX B

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 8 AUGUST 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01197/FULL	DEL	Mr G Smith, Diespeker	Grainge Architects	Variation of condition 2 of planning permission 18/01027/FULL to allow substitution of previously approved plans	Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Kathryn Haslett.
19/01217/HOUSE	DEL	Ms Amy Watts	5 Points Architecture	Raising of roof height to provide additional living accommodation at first floor level to include balcony	Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Gordon Guest.
19/01192/OUT	DEL	Mr Land	Randell Burton Ltd	Outline for the erection of a dwelling at Derren, Exeter Road	Deferred due to lack of information provided.
19/00843/FULL	DEL	Mrs Challis	Alex Stewart	Erection of dwelling with alterations to existing access at 13 Willand Road	Recommend grant permission. Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett.

19/01260/FULL	DEL	Mr Lee	Steve Eastland Design	Erection of 2/3 storey building of 8 residential flats, 1 dwelling with amenity areas and ancillary works following the demolition of existing toilet block, brick boundary wall, ancillary buildings and sheds at Public Conveniences Station Road	<p>Recommend grant permission with the following provisos:</p> <ul style="list-style-type: none"> • That the proposed public conveniences are relocated to open onto Station Road rather than Higher Mill Lane. Proposed Councillor Gordon Guest, seconded Councillor Will Jones. • That the money raised from the sale of this parcel of land is invested within Cullompton. Proposed Councillor Gordon Guest, seconded Councillor Will Jones.
19/00604/FULL	PLANNING CTTE	Y Qayum	Florian Winkler	Revised plans for the conversion of former British Legion Club Use Class D2 to 9 dwellings (5 houses and 4 flats) Use Class C3 at 6 The New Cut	<p>RESOLVED: That Cullompton Town Council will accept the determination of the MDDC Planning Committee. Proposed Councillor Gordon Guest, seconded Councillor Kathryn Haslett. A recorded vote was requested by Councillor Will Jones and the vote was recorded as follows:</p> <ul style="list-style-type: none"> • For: Councillors Gordon Guest, Janet Johns, Kathryn Haslett, Mel Davey, Lloyd Knight. • Against: Councillors Will Jones, Eileen Andrews. <p>The motion was carried.</p>

APPENDIX B

PLANNING DETERMINATIONS LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 8 AUGUST 2019

Application Number	Decision	DETAILS
19/00815/PIP	REFUSE PERMISSION	Permission in principle for the erection of 5 dwellings at Land & Buildings at NGR 302056 104022 (Westcott Park) Westcott
19/00662/PNCOU	CHANGE OF USE ACCEPTANCE	Prior notification for the change of use of an agricultural building to a dwelling under Class Q at Land at NGR 300148 102339 (Poundapitt Farm) Bradninch
19/00694/FULL	APPROVAL	Erection of a single storey rear extension and installation of solar panels at Devon & Somerset Fire & Rescue Service Fire Station, Tiverton Road
19/00930/CAT	APPROVAL	Fell I no. Leylandii tree within Conservation Area at 1 Queen Square
19/00518/FULL	APPROVAL	Change of use of former residential nursing home (Use Class C2) to mixed use of bed and breakfast (Use Class C1) and supported YMCA housing accommodation at St Andrews Nursing Home 1-2 Pye Corner
19/00706/OUT	REFUSE PERMISSION	Outline for the erection of 2 dwellings with associated access at Land at NGR 302966 107449 (South of Grants Cottages) Stoneyford
19/00966/LBC	WITHDRAWN	Listed Building Consent for the installation of sewage treatment works at 6 Newcourt Cottages, Langford
19/00734/PNCOU	APPROVAL	Prior notification for the change of use of an agricultural building to a dwelling under Class Q at Land & Buildings NGR 303507 109067 (Hayne Barton)
19/00787/LBC	APPROVAL	Listed Building Consent for internal alterations to relocate bathroom with associated works at 6 Newcourt Cottages, Langford
19/01059/CLP	CERTIFICATE OF LAWFUL USE	Permitted development Three Gables, Shortlands Lane
19/00964/HOUSE	APPROVAL	Installation of sewage treatment works at 6 Newcourt Cottages, Langford

19/01080/CAT	APPROVAL	Removal of section of 1 Ash Tree pushing against fence and overhanging branches at Higher Mill, Higher Mill Lane
19/00431/TPO	REFUSAL	Felling of Elm tree protected by a TPO at 26 Manning Ave
19/00893	APPROVAL	Erection of a rear extension, The Pink House, 58 Higher Street
19/01023/HOUSE	APPROVAL	Erection of a single storey rear extension at 3 Trott Close