



Planning and Licensing Committee

held on

Thursday 28 November 2019 commencing at 6pm in Cullompton Town Hall

Membership: Councillors Eileen Andrews, Matthew Dale, Gordon Guest (Chair), Kathryn Haslett, Janet Johns, Michelle Rowe, Martin Smith, Lloyd Knight (ex-Officio).

Those present: Councillors Gordon Guest (Chair), Martin Smith, Janet Johns, Michelle Rowe, Lloyd Knight.

The Assistant Town Clerk (Clerk).

Mr Paul Scoble.

Mr Ashley Hellier.

MINUTES

81. **Apologies:** Apologies were received and accepted from Councillors Kathryn Haslett (illness), Eileen Andrews (illness).
82. **Declarations of Interests:** The following declarations of disclosable pecuniary interests and personal interests were made:
- All members present are known to the applicant and declared a personal interest in 19/00604/FULL.
Gordon Guest is known to the applicant and declared a personal interest in 19/01883/FULL.
83. **Minutes:** The minutes of the Planning and Licensing Committee meeting held on 14 November 2019 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Janet Johns, seconded Councillor Martin Smith.
84. **Presentation:** Presentation by Mr Paul Scoble regarding aspects of the Cullompton NW Extension:
- As a Planning Committee, Councillor Gordon Guest reminded that the priorities for s106 project delivery in the Cullompton NW Extension will need to be established later in the meeting.
 - He pointed out that the land in question is in addition to the allocation for the NW Extension and is to the south west of the site.
 - The site is for the proposed swimming pool site and community hub and Mr Scoble has had a long history in dealing with the landowners in the area. He has lots of experience in commercial and residential developments.
 - He has been working on a scheme with MDDC to relocate the local centre within the development and the benefits of doing so.
 - In this new location, it has the potential to become a sustainable hub for the NW Extension development.
 - Several examples of the possible community hub, such as the retail parade in Willand, the swimming pool and c160 parking spaces. There is also probably room to deliver a MUGA and a community building.
85. **Public Participation:** There were no questions from the member of the public present.
86. **Planning and Licensing Matters:**
- a. To consider and make comment on planning applications received for Cullompton 21, 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.
- d. To consider the s106 report. The report, at Appendix B, was noted and the priorities recommended for the delivery of s106 commitments were approved. Proposed Councillor Lloyd Knight, seconded Councillor Janet Johns.
- e. **Neighbourhood Plan:** See written report at Appendix C.
- f. **Culm Garden Village:** See written report at Appendix D.
- g. **Budget:** To consider items to be included in the Planning and Licensing budget for the Financial Year 2020-2021. Deferred.

87. **Correspondence:**

- a. From the Planning Authority confirming that the approved development of 43 retirement apartments at the former Crown Works site, Willand Road, Cullompton will generate no public open space, education or affordable housing s106 contributions. Noted.
 - b. From the Planning Authority notifying that the applicant (Taylor Wimpey Ltd) in the matter of 19/00118/MOUT have appealed to the Secretary of State against the Planning Authority's failure to determine the application within relevant timescales. The appeal will be determined by written representation to be received by the Planning Inspectorate no later than 31 December 2019. Noted.
- There was no further correspondence to note.

88. **Date and Time of the Next Meeting:** To confirm the date and time of the next meeting as Monday 9 December 2019 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 28 NOVEMBER 2019

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01153/HOUSE	DEL	Mr Simon Hopper 19 Colebrooke Lane Cullompton		Erection of first floor extension and conversion of garage at 19 Colebrooke Lane Cullompton	Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Michelle Rowe.
19/01844/HOUSE	DEL	Mrs Laura Wright 11 Shortlands Road Cullompton		Retention of two storey extension to side and single storey extension to rear at 11 Shortlands Road Cullompton	Recommend grant permission. Proposed Councillor Gordon Guest, seconded Councillor Martin Smith.
19/01883/FULL	DEL	Channing Channing Brunt c/o Agent	Mr Steve Eastland Steve Eastland Design Ltd Hope House Kerswell Cullompton	Erection of 3 dwellings following demolition of existing building at Building at NGR 301965 107362 Tiverton Road Cullompton	Recommend refusal on the grounds of infringement on neighbour privacy, insufficient parking, difficult access to and from Tiverton Road, lack of amenity space and overdevelopment of the site. Proposed Councillor Janet Johns, seconded Councillor Martin Smith.
19/01937/HOUSE	DEL	Mr & Mrs Luck 90 Langlands Road Cullompton	Mr Glenn Crocker XL Planning Ltd 1A Fore Street Cullompton	Erection of single storey extension to side and rear at 90 Langlands Road Cullompton	Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Gordon Guest.

19/00604/FULL	COMM	Mr Y Qayum Devon Property Partnership, Holly Tree Cottage, Upton Pyne		Conversion of former British Legion Club Use Class D2 to 9 Dwellings Use Class C3 at 6 The New Cut Cullompton (Appendix D)	Following discussion, it was: PROPOSED: Recommend refusal on the grounds of overdevelopment of the site at that location. Proposed Councillor Gordon Guest, seconded Councillor Janet Johns. There were 2 votes for and 3 against and, therefore, the motion fell. RESOLVED: Recommend grant permission. Proposed Councillor Martin Smith, seconded Councillor Lloyd Knight. There were 3 votes for and 2 against and, therefore, the motion was carried.
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Report to: Planning and Licensing Committee

Report by: The Assistant Town Clerk/Councillor Gordon Guest

MDDC Meeting between Councillor Gordon Guest (Cullompton Town Council), Tina Maryan (MDDC) and the Assistant Town Clerk (Cullompton Town Council) Re: Development of the Cullompton North West Extension, Green Infrastructure and Public Open Space Delivery Options.

1. A meeting was held at Phoenix House at 9.30am on Monday 4 November 2019 to discuss the delivery of Public Open Spaces, play areas and other Green Infrastructure in the Cullompton North West Extension.
2. There are many statutory costed s106 contributions agreed, many of which Cullompton Town Council will have little influence over such as provision and funding of the Relief Road, education and Early Years provision and expansion of the GP surgery. However, the Planning Authority requires guidance in terms of what Green Infrastructure is delivered in Phase 1, what is delivered in Phase 2 and what, if any, will be managed and maintained by the Town Council and what will be managed and maintained by a private sector management company. Such Green Infrastructure includes:
 - a. A formal playing field, in addition to the hard and grassed play areas in the proposed Primary School, at Rull Hill and for public use. c£75,000 allocated.
 - b. A Multi Use Games Area (MUGA) to be built either at Rull Hill or adjacent to the proposed Swimming Pool dependent on whether or not this land comes forward either by Planning Authority allocation or Community Development Order. c£120,000 allocated.
 - c. Children's play area to be built at Rull Hill. c£90,000 allocated.
 - d. Allotment Fields to be fully constructed including boundary fencing with the site dug and cultivated – the site will be ready to be occupied by allotment tenants. c£223,000 allocated.
 - e. A community building will be constructed by the developer for occupation by a community organisation (as was the case with the Scout Centre at Saxon Fields) or by the Town Council. This will be constructed, by the developer, at a yet to be determined site. Gordon Guest felt that this would be best co-located with the proposed Swimming Pool. Cullompton Town Council also feels the need for a stand of small retail units in the community space of this development to provide for the c1,500 houses that will be constructed here.
 - f. A community orchard will comprise a parcel of land that will be planted with fruit trees and have formal, hard, pathways through the land. This is likely to be in the vicinity of the allotment site.
 - g. An additional play area to the south of the site. The question was raised as to whether or not the funding for this play area should be used to expand and/or enhance the play area at Rull Hill but, either way, there should be provision for older children as the majority of play areas in Cullompton are targeted at Early Years and Key Stage 1 (pre- and Primary School aged children).
 - h. There will be a requirement for some Green Infrastructure in Phase 3 but this is likely to remain an undeveloped parcel of land, open to the public and maintained by a property management company.

3. Currently, the following projects are due for delivery in Phase 1:
 - a. MUGA at Rull Hill.
 - b. Landscaping and playing field at Rull Hill.
 - c. Play Area at Rull Hill.
4. The delivery of these Green Infrastructure projects listed at Paragraph 2 will be divided between Phases 1 and 2 and based on cost and convenience. For example, the MUGA is currently scheduled to be delivered in Phase 1 and located at Rull Hill. The Green Infrastructure at Paragraph 2h will be delivered in Phase 3. However, it may be more convenient, for example, to have the MUGA co-located with the proposed Swimming Pool in Phase 2 with other projects, such as the allotment field, brought forward to Rull Hill in Phase 3.

Council Priorities

5. The priorities listed at Paragraph 2 have been passed, in various responses to Master planning exercises and to individual outline applications. However, the Planning Authority requires guidance on Cullompton Town Council's priorities in terms of which infrastructure is delivered in Phase 1 and which is delivered in Phase 2.

Information on Sizes

6. A typical **football pitch** is about 110 yards by about 70 yards (the rules allow some flexibility in the size) so that a **pitch** covers about one and a half **acres** of field. There are approx. 2.4 acres to a hectare so all acre conversions X2.4 e.g. 7.4 ha X 2.4 = 17.16 acres.

MDDC Masterplan

Rull Hill green infrastructure; 7.4HA (17.76 acres)

- a. Including allotments 0.7 ha (1.68 acres), equipped play area 0.45ha (1.08 acres) with necessary financial support and management.
- b. One playing pitch 1.4ha (3.36 acres) with necessary financial support and management.
- c. Other green infrastructure including play area 0.7ha (1.68 acres) and third playing pitch 0.7ha (1.68 acres) with necessary financial support and management.
- d. Sustainable urban drainage scheme (attenuation ponds 1m deep)
- e. Community building (no size given)

Note Sport England are requesting one playing pitch.

Recommendation

6. The following recommendation is made:

Infrastructure	Phase	Reasoning
Playing Field at Rull Hill	1	To provide a recreation site for the early occupiers of the development.
MUGA	2	To allow for the MUGA to be installed in the vicinity of the proposed swimming pool and other community spaces if possible. However, should the swimming pool not be built, it can be relocated to another location in the NW Extension.
Rull Hill Play Area	1	To provide for KS1 and KS2 children. The Planning Authority have indicated that Cullompton Town Council may have a significant influence on how this, and the southern play area, are developed within limits specified by the developer.
Allotments	1	Individual plot tenancies managed by Cullompton Town Council as is the case with all other allotment fields in Cullompton.
Community Orchard	1	Could be managed by an Allotment Association at the new allotment field. Additionally, individual trees could be leased as memorial trees with a plaque placed in the ground at the base of the tree. Alternatively, a "friends of" group could be established or Cullompton Town Council could take responsibility for occasionally pruning the trees planted.
Community Building	2	To be relocated to be in the vicinity of the proposed swimming pool and other community spaces.
Southern Play Area	2	To provide play for this end of the estate. However, it should have real play value for KS1 and KS2 children.
Undeveloped GI	3	Required but will probably form part of the flood plain and not be suitable for development in any way. It will be open to the public but only as green space rather than being formalised in any way.

MDDC advise a Neighbourhood Plan Development Order for the swimming pool land is probably the best option.

Cullompton Neighbourhood Plan (CNP) Report. November 2019

The MDDC organised the Neighbourhood Plan public consultation, this was completed. There was minimal publicity which was a concern.

Several acrylic notice frames were purchased and Ms Maddocks produced a colourful and informative A4 notice. These were placed in the frames at the library and community centre. This did make it more obvious the plan was out for consultation.

MDDC have not advised the CNP of any queries or concerns.

MDDC obtained the names of five potential examiners for the CNP.

The CNP steering group met in the Library and went through the CV, s of all five candidates. The CNP chose its favourite candidate and had a second choice. MDDC were advised of the first choice of the candidate. MDDC went through their own selection process and agreed their first choice was the same as the CNP. (See email below from Ben Lucas at MDDC).

There has been some technical work required by Mr Weston that is being undertaken. Also all the evidence files are being prepared for the examiner, although some appear to be missing. Also preparation for the full display to support the final consultation and referendum is undertaken so this will be ready in advance.

Mr Weston suspects the timetable will now mean the CNP will come forward in March, April 2020 possibly slipping to May 2020. So a budget post April 2020 will be needed.

MDDC advise that the best way to progress the swimming pool land is for a Neighbourhood Development order. There is money in the 2019 budget and this will be carried forward into 2020.

Email below form Ben Lucas MDDC.

Dear Gordon,

We approached five potential candidates to request quotes in accordance with public sector procurement requirements to obtain a minimum of three quotes. The deadline for expressions of interest was 5pm yesterday (Monday 26th November). We received quotes from the following:

[Redacted Name]

[Redacted Name]

[Redacted Name]

[Redacted Name]

We have undertaken an evaluation of each submission as per our internal procurement procedures. This assessed price and quality, based on previous experience, skills and ability to meet the requirements of undertaking the examination in a timely manner.

Based on our own evaluation, [Redacted Name] scored the highest so would be our recommendation to undertake the examination. As this was also your recommendation (which makes things nice and simple!) we will approach [Redacted Name] and ask her to conduct the examination. We will let you know when we hear back from her.

If you have any further comments or questions at this stage, please do get back to me.

Kind Regards

Ben

Ben Lucas | Forward Planning Assistant | Mid Devon District

Cullompton Garden Village report November 2019

The Cullompton Garden Village has a complex structure. There are three levels at which Cullompton Town Council are represented.

- 1) The Garden Village delivery board. This is the sort of executive of the GV and is where direction of the GV is planned and next steps for the GV are decided. Quite often a lot of the information is confidential and cannot be disclosed outside of the meeting.
- 2) The members forum. This is a wider group involving all local MDDC councillors, DCC, East Devon, local parishes and various other agencies.
- 3) The Garden Village Stakeholders group. This is a more public meeting involving local parishes, representatives from various societies. All Cullompton Town Councillors (not just planning members) are entitled to attend the stakeholders group if they wish.

Cullompton Town Council has two representatives on all three groups. These are usually Gordon Guest and Kate Haslett, though either may have a non-voting substitute at any meetings. CTC have requested a third member of CTC representing the Neighbourhood Plan, at present this could be Martin Smith. Kentisbeare and Willand Parish Council also have two representatives each. As some land near Stags Corner and Skinners Farm may be needed for the countryside Park and this land is in the Parish of Uffculme not Willand. Then Uffculme may also get representatives in the future.

River Culm and Flooding.

There is a project team currently looking at the length of the river Culm and its tributaries to look at flooding, environmental development, habitat and species. This could see the reintroduction of otters and beavers. This group would also explore potential for some large lakes at critical flood points. Bridges that obstruct water flow etc. The project officers will meet with CTC at some point in the future.

Sport Leisure, green infrastructure and Countryside Park.

Within the MDDC local plan East Cullompton is highlighted yellow and this will come forward for development first. Beyond the yellow no set area has been formally agreed by either MDDC or The Greater Exeter Strategic Plan. However there are various hazy green maps showing land from Mutterton to Dead Lane, Horn Lane and up along the Culm to Willand.

There are various physical factors that affect the location of green space. So at the present time (November 2019). It is the green infrastructure, sports zones, countryside parks etc. which is driving the location of the houses. So it is probable that there will be further detailed exploration of where some of this green infrastructure can go.

This is highly unusual in that green infrastructure and sports provision are coming first before houses. The PowerPoint (November 2019) gives detailed statistics and information supporting the development of these features.
Cullompton Sports Zone.

It is now accepted by DCC, MDDC, Sport England, ECB, sports clubs and developers that a sports zone is a good idea and should move forward.

The Cullompton relief road through the CCA fields requires the Cricket Club to be relocated. It is anticipated the Cricket Club will play on existing site until 2022 and start playing on the new site in

2023. Thus there is some urgency to find new flat land and begin constructing a cricket pitch in spring 2020. If this is not achieved this may delay the relief road! The English Cricket Board and Devon County Cricket are supportive of the relocation of the cricket club, the expansion of and improvement of facilities. Also the potential for a Devon County Cricket ground as an extra cricket pitch at some time in the future. There are ongoing decisions at high levels about this. Kentisbeare Parish Council object to any sports facilities being located within the Parish of Kentisbeare. At the Garden Village meeting on Tuesday 26th November 2019 Kentisbeare were particularly vocal in their opposition. Cullompton Town Councillors, (in my personal view) need to be much more active in challenging Kentisbeare otherwise Kentisbeare may get their way.

The Rugby Club also needs to relocate but does not need to do so immediately. The aim is to have Cricket, Hockey, Rigby, and Tennis in close proximity. Particularly if a county cricket ground comes forward so in the summer Rugby Club car parks can also be used. There is a lot more discussion and detailed planning to take place before anything is finalised.

Housing.

This will come forward in phase 1 into the MDDC east Cullompton first. At this stage no detailed plans have been made. A comprehensive masterplan will be developed. There was concern expressed not only about Jct 28 but also the Honiton Road, access by HGVs to Kingsmill and the small rural roads within the area.

There is a sewage station in Willand. This will build a new sewer cross country (several miles) to take the sewage from the Garden Village in the first phase.

General.

At the meeting in September Cllr Kate Haslett attended (Gordon Guest did not) and will deliver a separate report. At the meeting in October Kate and Gordon attended. At the meeting in November Gordon, Martin and Judy attended. There is a further GV meeting on Friday 6th December.

A key element of all these meetings are the range of organisations represented and their views, and the discussion these views generate.

For example representatives from health organisations spoke and discussed a number of health shortfalls particularly at Cranbrook. There were further comments about Cranbrook and lessons learnt made by other representatives. CTC needs to be fully informed about the problems at Cranbrook.

There is the offer for Cullompton Town Councillors to have an escorted tour of Cranbrook by East Devon.

Cllr Gordon Guest
28/11/2019