Town Clerk: Miss Joy Norris MSc ACIS

The Town Hall, 1 High Street, CULLOMPTON, EX15 1AB
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01884 38249

Minutes of a meeting of the Planning and Licensing Committee held at Cullompton Town Hall on 9 November 2021 at 19:00

Those present:

Chair: Councillor G Guest.

Councillors: M Beckwith, J Johns, M Rowe.

Others present: S Reardon (Meeting Administrator).

Councillor G Guest was elected Chair of this meeting in the absence of Councillor M Dale.

PL37. Chair's Announcements

The Chair may make announcements relevant to the work of the Committee.
Note: Announcements are for information only and not for debate, discussion or questioning.

It was announced that Taylor Wimpey have stated their intention to commence work on land west of Siskin this week.

PL38. Apologies for Absence

To receive apologies for absence from Councillors unable to attend the meeting.

Apologies were received and accepted from Councillors E Andrews, A Connolly and M Dale.

PL39. Declarations of Interests

To receive any Declarations of Interest from Councillors and Officers in respect of matters to be considered at this meeting, together with an appropriate statement regarding the nature of the interest.

Councillors and Officers 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.

Councillor M Rowe declared a personal interest in planning application 21/01985/HOUSE as she lives nearby.

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PL40. Public Participation

To allow members of the public present at the meeting to raise matters which are relevant to Cullompton; up to 3 minutes will be allowed for each person. (Please note people must either be present in the Town Hall or have made a written submission).

As there were no members of the public present, this section of the meeting did not take place.

PL41. Minutes

To approve the Minutes of the Planning and Licensing Committee that were held on

a. 21 September 2021.

Resolved that the Minutes of the Planning and Licensing Committee held on 21 September 2021 are adopted as a true and correct record of the meeting and signed as such.

b. 12 October 2021.

Resolved that the Minutes of the Planning and Licensing Committee held on 12 October 2021 are adopted as a true and correct record of the meeting and signed as such.

PL42. Planning Matters

To consider and make comment on the following planning applications received by the Planning Authority and available to view on the Planning Portal:

a. 27 St George's View, Cullompton (21/01867/HOUSE). Erection of a rear extension.

Resolved that planning application 21/01867/FULL is SUPPORTED.

b. The Glen, Willand Road, Cullompton (21/01950/HOUSE). Erection or orangery following removal of conservatory.

Resolved that planning application 21/01950/HOUSE is SUPPORTED.

c. 5 Barley Close, Cullompton (21/01806/HOUSE). Erection of a single storey to rear and two storey extension and porch to front.

Resolved that planning application 21/01806/HOUSE is SUPPORTED.

d. 43 Clover Drive, Cullompton (21/01878/HOUSE). Erection of single storey front extension.

Resolved that planning application 21/01878/HOUSE is SUPPORTED.

e. 28 Crow Green, Cullompton (21/01919/HOUSE). Widening of vehicular access.

Resolved that planning application 21/01919/HOUSE is SUPPORTED.

f. 39 Headweir Road, Cullompton (21/01985/HOUSE). Erection of single store rear extension following demolition of conservatory.

Resolved that planning application 21/01985/HOUSE is SUPPORTED.

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g. Astra Printing and Crown Works Site, Cullompton (21/02068/MFUL). Variation of Condition 2 of planning permission 20/01577/FULL (Variation of Condition 2d of planning permission 17/02020/MFUL to allow substitute and additional plans) to allow substitute plans.

Resolved that planning application 21/02068/MFUL is SUPPORTED but with reservations surrounding the loss of the pitched roofs in favour of a block façade, particularly so close to the town centre. It is further considered that the block façade is not in keeping with other dwellings in Higher Street and Station Road.

h. Land and Buildings at NGR 302094 104175 (Wescott Park), Wescott (21/02137/MFUL). Erection of 21 dwellings with associated open space, landscaping and infrastructure.

Resolved that the council OBJECTS to planning application 21/02137/MFUL on the basis that:

- It is considered that the artist's impression illustrated dwellings that are not representative of those traditionally found in the County.
- Cullompton Neighbourhood Plan Policy SD04 refers to designs making the most of passive solar energy, renewable energy technologies and low energy systems. There is little mention of this in this outline application.
- Cullompton Neighbourhood Plan Policy HS04 provides for 3, off-road, parking places at each 4 bedroomed dwelling. In addition, Cullompton Neighbourhood Plan Paragraph 8.14 reinforces the need for residential garages to be of sufficient size to house a modern vehicle.
- There is no sewerage system at this development. As a result, either a mains sewerage system will need to be installed or that a septic tank will be required for each dwelling or the community at large. There is little mention in this outline application on the management of foul and grey water particularly as immediately downhill from this site is the Bear Trail which is reliant on the land it operates from remaining uncontaminated. It is recommended that the Environment Agency are consulted with regard to the discharge of locally treated water into the environment.
- There is not an attenuation pond in the plans in an area that is known to flood after periods of heavy rain.

Draft

PL43. Submitted Planning Response

To reconsider the submitted response in support of planning application 21/01507/FULL (Retention of agricultural land and building for use as a dog day care centre (Sui Generis) at Land at NGR 305402 105165 (Weaver Mill), Weaver Mill Farm, Kentisbeare (Councillor Martin Beckwith).

Resolved that, in light of additional information available, planning application 21/01507/FULL remains SUPPORTED provided that a Management Plan is formulated that addresses those concerns raised by neighbouring properties and premises and this is adhered to particularly in terms of the noise generated by 16 dogs on this site.

PL44. Member Questions

This agenda item is to give Councillors an opportunity to ask questions which are relevant to the work of the Committee.

Note: questions are to be for the purpose of obtaining information and not for debate nor discussion.

Councillor J Johns informed the Committee that Heritage Action Zone (HAZ) will be holding a drop in information session at the Hayridge on 17 November 2021 from 16:30-18:30.

Draft

From: Daniel Rogers
Sent: Tue, 16 Nov 2021 12:04:11 +0000
To: Steve Reardon
Cc: Steve Rowe
Subject: FW: 21/02137/MFUL - Erection of 21 dwellings with associated open space, landscaping and infrastructure - Land and Buildings at NGR 302094 104175 (Westcott Park) Westcott Devon
Importance: High

Dear Sir,

I am resending as I believe the initial email did not arrive in your inbox. Please confirm receipt.

Thank you

Dan

Daniel Rogers
BA(Hons) MTP MRTPI

Senior Associate
[redacted]

Clear, realistic advice with a personalised service.

From: Daniel Rogers
Sent: 15 November 2021 11:56
To: assistant.clerk@cullompton.gov.uk
Cc: steve@roweatlantic.com
Subject: 21/02137/MFUL - Erection of 21 dwellings with associated open space, landscaping and infrastructure - Land and Buildings at NGR 302094 104175 (Westcott Park) Westcott Devon
Importance: High

Dear Sir,

I am forwarding this email again (originally sent Friday 12th November) to ensure you have received it. Can you please confirm receipt?

I write in connection with the Town Council's comments on the above-mentioned application. The applicant (and my client), Mr Rowe, has asked me to write to you in response the points raised as it does not appear that all of the information within our submission has been taken into account. Throughout the representation, reference is made to the application being in submitted in outline, however this is a full application with all details provided. Other comments are summarised below. We respond to each point that the Town Council have raised in red type.

- It is considered that the artist's impression illustrated dwellings that are not representative of those traditionally found in the County.
- The design of the scheme provides a design and layout that responds to the Mid Devon Design Guide which was produced by Hilton Barnfield Architects – who are also the project architects for this scheme.
- Cullompton Neighbourhood Plan Policy SD04 refers to designs making the most of passive solar energy, renewable energy technologies and low energy systems. There is little mention of this in this outline application
- The proposals do take account of Cullompton Neighbourhood Plan Policy SD04 as the current proposals seek to make allowances for passive solar energy, renewable energy technologies and low energy systems. There is detailed information of this on the planning drawings and in the submission.
- Cullompton Neighbourhood Plan Policy HS04 provides for 3, off-road, parking places at each 4 bedroomed dwelling. In addition, Cullompton Neighbourhood Plan Paragraph 8.14 reinforces the need for residential garages to be of sufficient size to house a modern vehicle
- We have provided parking in line with the standards in the Mid Devon Local Plan and the residential garages are of sufficient dimension.
- There is no sewerage system at this development. As a result, either a mains sewerage system will need to be installed or that a septic tank will be required for each dwelling or the community at large
- The application is accompanied by a full Drainage Strategy and FRA – foul water will be dealt with by appropriately sized package treatment plants.
- There is little mention in this outline application on the management of foul and grey water particularly as immediately downhill from this site is the Bear Trail which is reliant on the land it operates from remaining uncontaminated. It is recommended that the Environment Agency are consulted with regard to the discharge of locally treated water into the environment
- The Drainage Strategy provides full details of the management of foul and surface water – you will not the scheme has been designed with appropriately sized attenuation ponds and a package treatment plant solution.
- There is not an attenuation pond in the plans in an area that is known to flood after periods of heavy rain
- There are attenuation ponds shown on the site layout plan – the size of these ponds have been appropriately calculated by drainage engineers.

We would be very happy to discuss the proposals in more detail. We did extend invites to the Town Council for our earlier consultation event that was held prior to the submission of the application. We are holding a second consultation event at The Merry Harriers Pub on 15th November 2021 at 4pm – you would be very welcome to attend.

You'll also be aware that a series of planning approvals have previously been granted on the site – extant approvals exist for the construction of up to 21 dwellings. As set out in the submitted Planning Statement, this application seeks to give up these 21 dwellings (granted through the conversion of existing buildings and a series of piecemeal applications) and replace these with a more comprehensive

scheme of development with greater community benefits. These benefits are set out in full within the Planning Statement.

I trust this is of assistance and if I can be of further assistance, please don't hesitate to contact me. We hope the Town Council's consultation response can be updated to take account of the points raised above.

Yours sincerely

Dan

Daniel Rogers

BA(Hons) MTP MRTPI

Senior Associate

[redacted]

bell cornwell
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A full list of partners can be found on our website: www.bell-cornwell.co.uk
Bell Cornwell LLP registered in England & Wales number: OC340551

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