



Planning and Licensing Committee

held on

Thursday 27 February 2020 commencing at 6pm in Cullompton Town Hall

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

Those present: Councillors Eileen Andrews, Michelle Rowe, Janet Johns, Martin Smith, Lloyd Knight.

DRAFT MINUTES

118. **Apologies:** Apologies for absence were received and accepted from Councillor Kathryn Haslett (personal). Proposed Councillor Janet Johns, seconded Councillor Michelle Rowe.
119. **Election:** To elect a Chair for the remainder of the Civic Year 2019-2020.
- RESOLVED:** That Councillor Janet Johns is elected as Chairman of the Planning and Licensing Committee for the for the duration of this meeting only and that Councillor Kathryn Haslett, as Vice Chair, should Chair meetings in future. Proposed Councillor Eileen Andrews, seconded Councillor Martin Smith.
120. **Declarations of Interests:** There were no declarations of disclosable pecuniary interests and personal interests made.
121. **Minutes:** The Minutes of the Planning and Licensing Committee meeting held on 13 February 2020 were adopted as a true and correct record of the meeting and signed as such. Proposed Councillor Eileen Andrews, seconded Councillor Michelle Rowe.
122. **Public Participation:** As there were no members of the public present, this section of the meeting did not take place.
123. **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 (Appendix B) and consider any other planning matters brought forward at the discretion of the Chair.
 - c. To consider applications from neighbouring Parishes.
 - d. **Neighbourhood Plan:**
 - i. To receive a Neighbourhood Plan update report (Appendix C). Noted.
 - ii. To consider funding for the Neighbourhood Plan Consultant in the amount of £500 for additional work required to amend the emerging Neighbourhood Plan in light of amendments required by the Planning Inspector.

RESOLVED: That funding is approved for the Neighbourhood Plan Consultant in the amount of £500 for additional work required to amend the emerging Neighbourhood Plan in light of amendments required by the Planning Inspector. Proposed Councillor Martin Smith, seconded Councillor Lloyd Knight.

- iii. To consider funding to Libraries Unlimited in amount of £100 for room hire at The Hayridge Centre.

RESOLVED: That funding is approved to Libraries Unlimited in amount of £100 for room hire at The Hayridge Centre. Proposed Councillor Janet Johns, seconded Councillor Michelle Rowe.

- iv. **RESOLVED:** That expenditure in the amount of a maximum of £40 is approved to pay Mr Michael Speirs, as expenses, the renewal fee for the hosting of the Neighbourhood Plan website.

124. **Correspondence:**

- a. Notice has been received from the Planning Authority informing of the Public Consultation Event concerning the Cullompton Town Centre Masterplan and Delivery Plan. The consultation events will take place as follows:
- Wednesday 4 March 2020 at Cullompton Town Hall 10am until 2pm.
 - Friday 13 March 2020 at Tesco 2.30pm until 6pm.
 - Saturday 14 March 2020 at the Farmers' Market, Higher Bullring 9.30am until 12.30pm.
 - Monday 16 March 2020 at The Hayridge Centre 4pm until 7pm.
- b. The Garden Village Initiative report produced by Councillor Gordon Guest was noted and will be added to the Agenda for the next meeting for comment. It was requested that an item is added to the Agenda of the next Full Council meeting in order that it can select favourite names for the settlement.

125. **Date and Time of the Next Meeting:** To confirm the date and time of the next meeting as Thursday 12 March 2020 commencing at 6pm.

PLANNING LIST FOR THE MEETING OF THE PLANNING AND LICENSING COMMITTEE ON 27 FEBRUARY 2020

Application Number	Expected Decision Level	Applicant	Agent	Proposal	Cullompton Town Council Comment and Recommendation
19/01941/FULL	DEL	Felicia Hart, The Old Farmhouse, Orway, Cullompton		Erection of 2 dwellings following demolition of existing building at Scout Headquarters, R/O 22B Tiverton Road, Cullompton	Recommend grant permission. Proposed Councillor Janet Johns, seconded Councillor Michelle Rowe.
20/00213/HOUSE	DEL	Mr Paul Barrett, 4 Hayne Barton Cottages, Cullompton	Mr Benjamin Marlow, The Drawing Office (SW) Ltd, The Studio, 2 Buckerell House, Buckerell, Honiton	Conversion of garage to form ancillary accommodation at 4 Hayne Barton Cottages, Cullompton	Recommend grant permission. Proposed Councillor Eileen Andrews, seconded Councillor Michelle Rowe.

APPENDIX B

PLANNING DETERMINATIONS FOR THE PLANNING AND LICENSING COMMITTEE 27 FEBRUARY 2020

Planning Committee Date	Number	Proposal and Location	Cullompton Town Council Comment	Planning Authority Determination
27/06/2019	19/00883/OUT	Outline for the erection of 2 dwellings with associated access and garages at Swalcliffe House, Cullompton	Recommend grant permission.	Permitted.
09/01/2020	19/02083/HOUSE	Erection of single storey extension at 32 Knightswood, Cullompton	Will accept the determination of the Planning Authority.	Permitted
09/01/2020	19/01967/FULL	Erection of dwelling an garage following removal of storage shed at Land and Buildings at NGR 302243 107715 (Court Farm), Cullompton	Recommend grant permission.	Withdrawn
09/01/2020	19/02087/HOUSE	Erection of a two storey side extension (revised scheme) at 72 St Andrews Estate, Cullompton	Recommend grant permission.	Permitted
09/01/2020	19/02104/HOUSE	Creation of new vehicular access including hard standing at 5 Willand Road, Cullompton	Recommend grant permission.	Permitted

REPORT ON GARDEN VILLAGE CULLOMPTON MEETING 25 FEBRUARY 2020.

There was a meeting of the Garden Village Members Forum in Tiverton on 25 February 2020.

Mrs Maddocks introduced herself. Cllr Guest requested that, as a new Cullompton Town Council Project Officer, Mrs Maddocks be allowed to attend all GV meetings as a non-voting Cullompton Town Council Officer. This was agreed.

Meetings are normally held in Cullompton Library, however due to the road closure in Cullompton it was felt better to hold the meeting in Tiverton.

MDDC gave a report on the Cullompton Masterplan, the 40 plus page background document, the detailed information on the website and the current consultation on the website as well as the questionnaire on the website.

Note: All Cullompton Town Councillors are encouraged to read these documents and send in an individual councillor response. In addition, the Town Council may wish to make a formal council response.

There was a report back on the various Garden Village Stakeholder meetings.

Note: All 15 Cullompton Councillors are free to attend GV stakeholder meetings.

These stake holder meetings continue to define in more detail the development of the Garden Village.

MDDC has signed the agreement with Homes England for funding towards the Town Centre Relief Road. No start date for the CTRR but it does have to be completed by 2023. However, it is hoped that DCC will submit a planning application in spring 2020. It is also hoped that a planning application for the relocation of the cricket club will be submitted in spring 2020. It is understood DCC has looked at several sites but it is not known which one will be presented for the planning application.

The GV has a special committee dealing specifically with M5 Jct 28. This includes a range of National agencies, DCC and MDDC. This group has met once and will continue to look in detail at options. It was emphasised that this could be a costly intervention and the costs and who would pay would impact on the whole GV project.

The GV identified a number of names that were favoured in the previous public consultation.

Note: See below. It is suggested that in June 2020 Cullompton Town Council have a special agenda item about the name of the GV on the agenda and have a detailed discussion and come to a resolution about CTC preferred name. GV information will be going to MDDC cabinet in April, there will be a further GV members meeting in May with a public consultation in the late autumn of 2020. Thus June 2020 would be a good time for this discussion. It is a high probability that part of the GV will be in Kentisbeare. CTC would have to think about this with the other more detailed information current in May 2020.

It was noted that there was a suggestion that a new secondary school site should be within the parish of Cullompton. There was disagreement about this viewpoint.

There was a proposal that outdoor education centre be included within the GV to make use of the countryside park and water sports. That this could be linked with the secondary school.

The next stakeholder meeting will be at Kentisbeare and will be concerned with Blue infrastructure (rivers lakes etc.)

MDDC will put together a calendar of future GV meetings.

Cllr G Guest, Cllr K Haslett and the new CTC Project Officer Mrs Maddocks attended the meeting.

Top 10 responses from public to the Name of the Culm Garden Village.

- 1) East Cullompton/Cullompton East.
- 2) Culm/Culm Valley Garden Village.
- 3) Stoneyford (Park/Gardens/Green).
- 4) Cullompton.
- 5) Cullompton Garden Village.
- 6) Cullompton New Town.
- 7) Kenn Marsh/Meadow/Field/Ford/Lee.
- 8) East Culm, East Culm Vale/Eastculme.
- 9) Kingsford.
- 10) Aller (Barton/Bridge/Village).

Agenda No 7, Neighbourhood Plan Update

The Neighbourhood Plan was submitted to Mid Devon District Council (MDDC) in autumn 2019. MDDC held a six week public consultation on the NHP. There were no modifications to the plan required from the public consultation.

The Neighbourhood Plan steering committee met in autumn 2019 and discussed the various potential examiners proposed by MDDC for the Neighbourhood Plan, and ranked them in order of preference and forwarded their recommendations to MDDC who accepted the recommendation and appointed the Steering Committee's preferred examiner.

The Neighbourhood Plan was submitted to the examiner who subsequently raised questions about public green space, to which the Town Council responded to. The response of the Town Council resolved the queries the examiner had. The examiner raised no further questions from MDDC.

The examiner then responded to MDDC planning and has been awaiting a response from MDDC. MDDC are fact checking the draft examiners report of the Neighbourhood Plan before they return it to the examiner. Once the examiner has the final MDDC response, they can complete the examiner's report and submit this to MDDC. Due to the COVID 19 crisis, this MDDC response has been delayed.

It is hoped that MDDC will respond to the examiner during June 2020.

Due to the COVID 19 crisis, HM Government ruled that all Neighbourhood Plans referendums would be postponed until May 2021. Because of this in April 2020 HM Government produced amended legislation, which could enable Neighbourhood Plans to have equal weight and legal status as if they had passed a referendum provided the planning authority made a decision statement. Cullompton Town Council are awaiting MDDC to make this decision statement. See statement below.

*Decision-making: Where the local planning authority has issued a decision statement (as set out under Regulation 25 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan **can be given significant weight in decision-making, so far as the plan is material to the application.***

Part of Paragraph: 107 Reference ID: 41-107-20200407

Revision date: 07 04 2020

Given the volume of housing coming forward in Cullompton, the North West Extension, East Cullompton, Garden Village, CU21 Siskin Chase and Saxon Fields It will be extremely important for Cullompton Town Council to have a Neighbourhood Plan decision statement from MDDC as soon as possible.

The Neighbourhood Plan has a detailed policy on the 32 acres of the CCA fields. Within which are mitigation factors if the CCA fields are used as a relief road. Having a decision statement in place

before the relief road plans are complete would mean DCC and MDDC MUST take note of the Neighbourhood Plan policies rather than just be advised by them.

Relief Road.

DCC and MDDC originally planned to submit a planning application for Cullompton Relief Road in April or May 2020. Due to COVID 19, this has been delayed. As of June 2020, there has been no update from DCC or MDDC as to when this planning application will be submitted. There is concern that the £10 million of Government funding required a completion date of May 2023. There has been no (public) update as to whether the COVID 19 crisis has allowed this end date to be moved and keep the protected £10 million.

Cullompton Cricket Club.

Within the Neighbourhood Plan, are policies supporting the relocation of the Cricket Club to a new site with two cricket pitches and other training facilities? The Cricket Club are also requesting a pitch for the Devon County Cricket Team and County facilities alongside the cricket club facilities. The English Cricket Board have sent out representatives to consider four potential sites and also look at the impact on Kentisbeare Cricket Club. It is not yet known which of the four sites has been selected by ECB and DCC for the relocation of the cricket club. A planning application for the relocation of the Cricket Club was expected at the same time as the planning application for the relief road. The relief road cannot progress unless the Cricket Club relocates. The Cricket Club have concerns about delays as they need a full two years to prepare a new cricket ground for playing on and cannot relocate until they have a ground ready. The COVID 19 crisis has clearly delayed progress on the cricket Club plans.

It is therefore very important that MDDC make the decision statement regarding the Neighbourhood Plan as soon as possible so that the Neighbourhood Plan policies that relate to the CCA fields, relief road and cricket club gain the necessary legal weight for planning.

Report prepared by: Cllr Gordon Guest, Chair of Cullompton Planning Committee & Chair of
Cullompton Neighbourhood Plan

June 2020