

Planning and Licensing Committee 30 June 2020

Supporting Papers Pack – Public Reports

Paper A – Minutes of the Planning and Licensing Committee of 11 June 2020 (Agenda Item 3).

**PLANNING AND LICENSING COMMITTEE
THURSDAY 30 JUNE 2020 AT 17:00**

NOTE: This meeting is to replace the meeting that was due on 25 June 2020 *which has been cancelled.*

Dial in 5 minutes before the meeting

To join in by landline telephone please follow these instructions:

On a landline, dial **0330 088 5830** or **0131 460 1196**

When prompted, enter the meeting ID followed by the “#” key.

Meeting ID: **961 2330 4687**

When you wish to leave the meeting, just hand up the telephone.



Town Clerk: Miss Joy Norris MSc ACIS

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

town.clerk@cullomptontowncouncil.gov.uk

01884 38249

Minutes of a meeting of the Planning and Licensing Committee held remotely on Thursday 11 June 2020 at 18:00 hrs

Present:

Chair: Councillor G Guest.

Councillors: E Andrews, K Haslett, J Johns, L Knight, J Lochhead, M Rowe and M Smith.

In attendance:

Joy Norris (Town Clerk), Maria Weston (Deputy Town Clerk) and Steve Reardon (Meeting Administrator).

PL1 Apologies for Absence

There were no apologies for absence received.

PL2 Declarations of Interests:

Declarations of Interest were received as detailed below:

- Councillor E Andrews declared a personal interest in Minute 7 as she is a member of the CCA and Neighbourhood Plan Steering Group.
- Councillor G Guest declared a personal interest in Minute 7 as he is member of the Neighbourhood Plan Steering Group.
- Councillor M Rowe declared a personal interest in Minute 7 as she member of the CCA Committee.
- Councillor M Smith declared a personal interest in Minute 7 as he is a member of the Neighbourhood Plan Steering Group.

PL3 Minutes:

The minutes of the Planning and Licensing Committee meeting held on 27 February 2020 as a correct record and signed as such.

PL4 Public Participation:

There were no members of the public present.

PL5 Planning Applications

The Committee is asked to consider the applications listed below, which have been received for Cullompton, and agree their comments and recommendations to be forwarded to Mid Devon District Council. Full details are available to view at the Mid Devon District Council [Planning Portal](#):

- (a) **8 Tanners Close, Cullompton.** [20/00636/HOUSE](#) – Mr M Rutley. Erection of an extension.

As this is a modest extension with little impact on it's surroundings, this application is supported.

- (b) **Springbourne House, Springbourne Drive, Cullompton.** [20/00735/FULL](#) – Mr P Smith. Variation of Condition 2 of planning permission 19/00711/FULL to allow a revised access plan at.

Discussion included:

- There was a view that disagreed with the Highway Authority assessment in that it is believed that there is an issue of speed together with invisibility of the proposed access to this development on this stretch of Exeter Road that could result in an accident.
- There was a view there should be signage on the approach stating that there is a hidden access approaching.
- There was concern that, as the Woodmill Hospital has closed, it is unknown what development will take place in future and that this area could well be a hot spot for traffic incidents in future.

THE APPLICATION IS ACKNOWLEDGED BUT NOT SUPPORTED. It is recommended that signage is placed warning of a hidden junction approaching together a flashing speed warning sign on the approach to the access point. It is further recommended that the 30mph speed limit boundary is moved 500m south towards Exeter.

PL6 Planning Determinations made by Mid Devon District Council

Decisions made by Mid Devon District Council in May 2020 are reported for information.

- (a) Certificate of lawfulness for the proposed change of use of part of upper ground floor from financial and professional services (Class A2) to residential dwelling (Class C3) at Lloyds House 5 Fore Street Cullompton Devon EX15 1JW
Ref. No: [20/00606/CLP](#) | Status: Decided
- (b) Certificate of lawfulness for the proposed change of use of an agricultural building to a dwelling and associated operational development under Schedule 2, Part 3, Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 at Land and Buildings at NGR 302476 105892 (Knightswood Farm) Cullompton Devon
Ref. No: [20/00574/CLP](#) | Status: Decided
- (c) Erection of a 2 storey extension at Acorn Cottage Cullompton Devon EX15 1QQ
Ref. No: [20/00476/HOUSE](#) | Status: Decided

All planning determinations were noted.

PL7 Neighbourhood Plan Update

Councillors E Andrews, G Guest, M Rowe and M Smith declared personal interests.

To receive an update on the Neighbourhood Plan; see Annex A.

PL8 Mid Devon District Council Consultation on the draft Design Guide

To consider the Planning Authority's draft [Design Guide Supplementary Planning Document](#) and to respond to the consultation: due 6 July 2020.

There was a short discussion including:

- That it was sufficiently vague so as to be useless.
- Comments are to be forwarded to the Meeting Administrator by 25 June 2020.
- Hard copies requested by all except Councillors K Haslett and J Lochhead.

PL9 Date and Time of the Next Meeting:

To confirm the date and time of meetings until 30 September 2020 as

Thursday 25 June 2020, Thursday 7 July 2020, Thursday 23 July 2020, Thursday 13 August 2020, Thursday 27 August 2020, Thursday 10 September 2020, Thursday 24 September 2020. All meetings to start at 18:00hrs.

DRAFT

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:

Councillor G Guest

Chair of Cullompton Planning Committee & Chair of Cullompton Neighbourhood Plan

June 2020

Planning & Licensing Committee 30 June 2020
Supporting Paper B

Agenda No 6 , Land at NGR 303437 103555 East of Langford Mill and Tye Farm, Langford
(19/01679/MFUL).

1. The application is for the construction of ground-mounted solar PV panels to generate up to 49.9mW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure.
2. This application has been put on the agenda at the request of Councillor Rowe.
3. The Committee considered this application at its meeting held on 24 October 2019 and resolved as follows:
 “Recommend approval subject to:
 (i) It being ensured that the land underneath the solar panels can be used for grazing.
 (ii) Having due regard for the proposed garden village and
 (iii) Being provided with details of the lifespan of the panels and what happens to them at the end of their useful life.”
4. Any change in the recommendation should be based on planning grounds and on planning related information that was not available to the Committee at the time the original resolution was made.
5. It is important that the Town Council is fair and consistent in its approach to all planning applications and that the Committee’s recommendations to MDDC are based on material planning considerations and that can be evidenced.

Supporting paper prepared by: Town Clerk
Date: 24 June 2020