



IN ACCORDANCE WITH THE STATUTORY REQUIREMENTS OF THE LOCAL GOVERNMENT ACT 1972 SCHEDULE 12
PARAGRAPH 26(2) [A] (ADMISSIONS TO MEETINGS) SECTION 1(4)

NOTICE IS GIVEN THAT A MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
WILL BE HELD AT TOWN HALL, CULLOMPTON ON TUESDAY, 1 NOVEMBER 2022 AT 7:00PM

MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND UNLESS A SPECIFIC DECISION HAS BEEN
TAKEN TO PROHIBIT THEM

PUBLIC SESSION

For 15 minutes prior to the commencement of the meeting, members of the public are invited to question the Council on local issues etc. Questions will be answered by The Chair, The Chairs of the Standing Committees or Clerk. These persons will reserve the right to postpone making an answer until the following meeting in order to take advice or undertake research. During this time, outstanding answers from previous meetings will be delivered.

TO THE CHAIR AND COUNCILLORS **CULLOMPTON TOWN COUNCIL**

**YOU ARE HEREBY SUMMONED TO ATTEND A MEETING OF
THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
1 NOVEMBER 2022**

Chair: Councillor G Guest.
Membership: All other Councillors.

AGENDA

1. **Apologies for Absence**
To receive apologies for absence.
2. **Declarations of Interests**
To receive declarations of financial interests and personal connections.
3. **Minutes**
Resolve:
To adopt the Minutes of the meeting of the Planning, Licensing and Strategic Growth Committee held on 11 October 2022 (Supporting Paper A).
4. **East Cullompton Urban Extension Supplementary Planning Document response.**
Resolve:
To approve the draft response to the consultation on the East Cullompton Urban Extension Supplementary Planning Document (Supporting Paper B).

5. **Planning Matters**

Consider and make comment:

Planning applications received by the Planning Authority and available to view on the [Planning Portal](#):

- a. [22/01671/MFUL](#). Erection of extension to create new entrance facilities; erection of office building; erection of business units (Use Classes E and B8); formation of car park, new vehicular access and associated landscaping works at Bear Town, Wescott.
- b. [22/01814/HOUSE](#). Erection of 3 bay garage at Yarlington Mill, Bradninch.
- c. [22/01878/FULL](#). Erection of 5 dwellings and associated infrastructure following demolition of existing agricultural buildings at Land and Buildings at NGR 302642 106361, Old Hill, Cullompton.
- d. [22/01948/HOUSE](#). Erection of a single storey glass canopy on rear elevation at 2 Court Drive, Cullompton.
- e. [22/01954/HOUSE](#). Erection of replacement roof and frames to conservatory at 3 Lawrence Court, Rull Lane, Cullompton.
- f. [22/00735/MFUL](#). Reserved matters for the erection of 200 dwellings following outline approval [17/01346/MOUT](#) at Land at NGR 301738 107814 Tiverton Road/ Goblin Lane Cullompton Devon.



Francesca Pridding *PSLCC*
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MINUTES OF A MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
WILL BE HELD AT TOWN HALL, CULLOMPTON ON TUESDAY, 11 OCTOBER 2022 AT 7:00PM

Present:

Councillors: I Findlay, G Guest, S Holvey, J Johns.
Officers: The Assistant Town Clerk (Meeting Administrator)

PL01 Elections

To elect a Chair of the Planning, Licensing and Strategic Growth Committee for the remainder of the Civic Year 2022-2023.

RESOLVED that Councillor G Guest is elected as the Chair of the Planning, Licensing and Strategic Growth Committee for the remainder of the Civic Year 2022-2023.

PL02 Apologies for Absence

To receive apologies for absence.

Apologies were received and accepted from Councillors E Andrews, R Dietrich and K Haslett.

PL03 Declarations of Interests

To receive declarations of financial interests and personal connections.

There were no declarations of financial interests or personal connections made.

PL04 Planning Matters

Consider and make comment:

Planning applications received by the Planning Authority and available to view on the [Planning Portal](#):

- a. [22/01658/HOUSE](#). Conversion of garage to home office/games room and erection of first floor extension for ancillary accommodation at Birchenoak Cottage, Cullompton.

Resolved that planning application 20/01658/HOUSE is SUPPORTED

- b. [22/01562/MOUT](#). Mixed use development comprising residential (Class C3 – approximately 250 dwellings), Extra Care (Class C2 – approximately 65 beds), commercial (Class E) and/or local community uses (Class F2 – approximately 3,252m²), means of access thereto, access road, footways/cycleways, infrastructure works and associated community infrastructure including open space and landscaping at land at NGR 301306 107988 (Growen Farm), Cullompton.

Resolved that planning application 22/01562/MOUT is SUPPORTED.

- c. [22/01666/FULL](#). Change of use from use Class C4 (HMO) to C2 (Children's Home) to include the replacement of 7 windows at 8 Station Road, Cullompton.
Resolved that planning application 22/01666 is SUPPORTED.
- d. [22/01674/ARM](#). Reserved matters for the erection of 2 dwellings following outline approval [21/00702/OUT](#) at Redlands, St George's Well Avenue, Cullompton.
Resolved that planning application 22/01674/ARM is SUPPORTED.
- e. [22/01566/FULL](#). Change of use of detached garage/studio to holiday let to include installation of dormer to rear to link first floor to landscaped area and alterations to the front and rear elevations and erection of pergola and associated decking area at Studio Flat, Colebrooke Court House, Colebrooke Lane, Cullompton.
Resolved that planning application 22/14566/FULL is SUPPORTED.
- f. [22/01686/FULL](#). Erection of roof to provide covered livestock gathering area at Land at NGR 303458 1051623 (adjacent to Sherwoods), Mutterton Dairy, Cullompton.
Resolved that planning application 22/01686/FULL is SUPPORTED.
- g. [22/00955/FULL](#). Installation of a portacabin within palisade compound area at EDF Energy PLC, Unit C5, Longbridge Meadow, Cullompton.
Resolved that planning application 22/00955/FULL is SUPPORTED.
- h. [22/01579/ARM](#). Reserved Matters for the erection of a dwelling with associated access following Outline Approval 19/01095/OUT at Land at NGR 302966 107449 (South of Grant's Cottages, Cullompton).
Resolved that planning application 22/01579 is SUPPORTED.
- i. [22/01766/HOUSE](#). Erection of single storey side extension, double garage and formation of vehicular access at 27 Honiton Road, Cullompton.
Resolved that, whilst the extension is supported, it is noted that the double garage could be relocated to sit closer to the dwelling in order to mitigate the objection from the neighbouring property.
- j. [22/01789/FULL](#). Erection of a dwelling utilising Class Q fallback position (Revised Scheme) at Land and Building at NGR 301541 108452, Rull Lane, Cullompton.
Resolved that planning application 22/01789/FULL is SUPPORTED.

EAST CULLOMPTON URBAN EXTENSION

Those present:

Tina Maryan (MDDC)

Paul Brockway (MDDC)

Councillors J Buczkowski, R Dietrich, J Johns, L Knight, The Assistant Town Clerk.

Apologies:

Councillor G Guest.

Following a meeting held remotely on 20 October 2022, the following observations are made:

- The proposal allocated in the latest revision of the Local Plan, although less than half the aspiration, is broadly supported.
- Detailed observations included:
 - The need, whilst encouraging the use of low carbon transport, not to alienate car users. In addition, bus stops without buses to stop at them are largely useless particularly in light of the recent reduction of services by Stagecoach. Subsidising these services in the short term is acceptable whilst the number of occupied dwellings increases but there needs to be a strategic plan in place to make services in and around this proposal sustainable in the long term.
 - That, whilst there are many thousands of new dwellings in progress or proposed, not just in Mid Devon but across the County and South West region, there is little or no provision made to supply water to these new dwellings in the form of new reservoir capacity.
 - That the lessons of Swallow Way (though Kingfisher Reach) must be learned and not repeated.
 - That, whilst the Garden Village Initiative will create a very significant mixed-use development, it should be seen as part of Cullompton with a Parish Boundary review if necessary.
 - That schools, surgeries and community facilities (including road infrastructure) should be delivered in the early phases.
 - Consideration should be given to providing the provision of convalescent care beds in the vicinity of the proposed care home/GP surgery in order to go some way to alleviating “bed blocking” in the NHS.
 - That modifications to Honiton Road may be necessary to increase capacity along the extent of the East Cullompton Urban Extension/Garden Village Initiative.
 - That significant improvements and additions to the M5 J27/J28/J29 corridor infrastructure will be required as the current J28 is at capacity now without several thousands of additional vehicles attempting to access it.
 - That it makes the reopening of the railway stations a more urgent requirement.
 - The size of industrial units and the type of industry, whilst understanding that there will be some market forces, needs to be carefully considered as there is a shortfall of micro and small units in the district making start-up business difficult. Retail also needs to be considered both in the commercial allocation and within the development as a whole.