



**MINUTES OF A MEETING OF THE PLANNING, LICENSING
AND STRATEGIC GROWTH COMMITTEE
HELD AT TOWN HALL, CULLOMPTON ON TUESDAY, 1 NOVEMBER 2022 AT 7:00PM**

Present:

Chair: Councillor G Guest

Membership: Councillors J Johns, I Findlay, R Dietrich, J Buczkowski, G Guest,

Officers: The Assistant Town Clerk

PL05. Apologies for Absence

To receive apologies for absence.

Apologies for absence were received and accepted from Councillors E Andrews and S Holvey.

PL06. Declarations of Interests

To receive declarations of financial interests and personal connections.

Councillor G Guest declared a personal connection to planning application 22/01671/MFUL as he is known to the applicants.

PL07. Minutes

Resolve:

To adopt the Minutes of the meeting of the Planning, Licensing and Strategic Growth Committee held on 11 October 2022.

The Minutes of the meeting of the Planning, Licensing and Strategic Growth Committee held on 11 October 2022 were adopted as a true and correct record of the meeting and signed as such.

PL08. 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.

Resolved that the council's formal response to the East Cullompton Urban Extension Supplementary Planning Document consultation is as follows:

- The proposal allocated in the latest revision of the Local Plan, although less than half the aspiration, is broadly supported.
- Detailed observations include:
 - 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.
- The Cullompton Neighbourhood Plan should be fully complied with in the design of any development proposals.
- The Town Council will actively oppose any proposal for dwellings at East Cullompton before the Eastern Relief Road is delivered and that the issues surrounding the capacity of Junction 28 of the M5 are resolved.
- The absence of waste water treatment facilities is a concern as the existing is at capacity.
- There is concern that there is little or no retail; at the start of the East Cullompton vision process, there was a proposal for a retail park at the south west of the allocated site that appears to be absent from the Masterplan Supplementary Planning Document.

- Small retail units (convenience store type) will be required to provide necessities and to avoid unnecessary car journeys to purchase, for example, milk or bread.

PL09 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.

RESOLVED that the council, whilst it can see the benefit of a development that supports the economic growth of the region, is very concerned that the level of traffic generated by the new business units will significantly increase traffic through Cullompton town centre which is beyond capacity without an Eastern Relief Road. Proposed Councillor J Buczkowski, seconded Councillor R Dietrich. All.

- b. [22/01814/HOUSE](#). Erection of 3 bay garage at Yarlington Mill, Bradninch.

RESOLVED that planning application 22/01814/HOUSE is SUPPORTED.

- 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.

RESOLVED that planning application 22/01878/FULL is SUPPORTED subject to the following conditions:

- That there is turning space for vehicles provided at the development. There also needs to be parking provision for deliveries and visitors.
- That off-road parking provided meets NHP Policy HS04.
- That the visibility splay at the junction with Old Hill is improved to the satisfaction of the Highway Authority.

- d. [22/01948/HOUSE](#). Erection of a single storey glass canopy on rear elevation at 2 Court Drive, Cullompton.

RESOLVED that planning application 22/01948/HOUSE is SUPPORTED.

- e. [22/01954/HOUSE](#). Erection of replacement roof and frames to conservatory at 3 Lawrence Court, Rull Lane, Cullompton.

RESOLVED that planning application 22/01954/HOUSE is SUPPORTED.

- 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.

RESOLVED that planning application 22/00735/MFUL is NOT SUPPORTED for the following reasons

- There is housing that appears to open directly onto the spine road which is not acceptable.
- How are SWW going to deal with the provision of fresh water and the removal of waste water from another 200 houses particularly considering that the water treatment plant is at capacity? Grey water recycling should be considered.
- Access to the allotments and cemetery was requested at the outline stage but there is none in the plans.
- There should be no further development at this site until the spine road is open for traffic and/or the Eastern Relief Road is delivered.
- The car parking provided does not meet with the Neighbourhood Plan Policy HS04.
- There is concern that there is a significant lack of additional sporting facilities in this development.