



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 PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
WILL BE HELD AT TOWN HALL, CULLOMPTON ON THURSDAY, 14 SEPTEMBER 2023 AT 7:00PM

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

TO THE CHAIR AND COUNCILLORS OF CULLOMPTON TOWN COUNCIL

**YOU ARE HEREBY SUMMONED TO ATTEND AN ORDINARY MEETING OF CULLOMPTON TOWN
COUNCIL**

8 SEPTEMBER 2023

AGENDA

1. **Election of Chair.** To elect a Chair of the Planning, Licensing and Strategic Growth Committee for the Municipal Year 2023-2024.
2. **Apologies for Absences.** Council to receive apologies for absence and consider the reasons given. ([LGA 1972 s85\(1\)](#)).
3. **Declaration of Interest & Dispensations.** Members to declare any interests, including Disclosable Pecuniary Interests, they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with [Localism Act 2011 s33\(b-e\)](#). *This does not preclude any later declarations.*
4. **Public Question Time.** 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.
5. **Planning Matters.** To consider and make comment on the following planning applications:
 - 5.1. Public Consultation on a proposal to develop land around East Culm House as part of the Cullompton Eastern Urban Extension/Culm Garden Village Initiative (www.formercummingsnursery.co.uk).
 - 5.2. [23/00774/PATH](#). Diversion of Cullompton Bridleway No 9 at Land at NGR 301530 107687 (Goblin Lane, Cullompton).
 - 5.3. [23/01342/LBC](#). Listed Building Consent for the restoration of 2 fireplaces to include the installation of wood burners at St Patrick's, 1 Church Street, Cullompton.
 - 5.4. [23/01276/FULL](#). Installation of a play castle at The Bear Trail, Westcott.

- 5.5. [23/01354/TPO](#). Application to remove 1 Oak tree protected by Tree Preservation Order 11/00003/TPO at Granary Court, Saunders Way, Kingsmill Industrial Estate, Cullompton.



Dan Ledger
Town Clerk / RFO

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Land at East Culme House

Public Consultation



Introduction

Mid Devon District Council through its adopted Local Plan has identified Cullompton as an area of growth to help meet the current and future housing, employment and infrastructure needs of local communities.

On land that is part of the East Cullompton allocation, Kingacre Estates intends to submit a planning application for approximately 500 new homes, along with community hub, transport infrastructure and large areas of open space including allotments, wildlife sites and places to play.

To inform the design process for the emerging design, there is a consultation taking place until the **17th September 2023**. This consultation is to be online at: www.formercummingsnursery.co.uk

The website explains the context of development/growth at Cullompton; present the emerging proposals; and seek open responses to a number of questions.

Emerging Scheme

This shows an illustration of the current emerging development for the site.

The emerging development proposals currently would:

- Deliver approximately **500 new homes** to meet the current and future housing needs of Mid Devon's communities.
- Provide a significant proportion of homes as **affordable housing**.
- Provide a **new community hub/ local centre** at the vibrant heart of the development focussed on East Culme House.
- **Protect and enhance** the area of identified wildlife in the northern part of the site.
- Maintain as many **existing trees and hedgerows** as possible.
- Provide an extensive network of **open space/green infrastructure** across the site including:
 - » Play space;
 - » Allotments;
 - » Space for wildlife and biodiversity; and
 - » General amenity space.
- Incorporate **active travel routes** for walking and cycling east-west across the site and north-south along its outer edge.
- Development will be built to the **highest standards of energy efficiency** with homes that are cheaper to heat and have less impact on the environment.



We would welcome your views on these emerging proposals, via the consultation website www.formercummingsnursery.co.uk to inform the planning application to be submitted later this year.

Please could any comments be made by **17th September 2023**.



Sketch Illustration: New dwellings

Kingacre Estates

Kingacre Estates is a company that promotes development, specialising in preparing and submitting planning applications to secure permission for high quality and sustainable schemes. Kingacre Estates prides itself on delivering bespoke and attractive homes which enhance communities and complement the existing residential offer, prioritising quality. It is not a volume house builder driven by delivery targets. It is important that the development at Cullompton is the right development for its local people and surrounding environment.