



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 TUESDAY, 31 OCTOBER 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 PLANNING, LICENSING
AND STRATEGIC GROWTH COMMITTEE OF CULLOMPTON TOWN COUNCIL**

**Committee Membership: Councillors E Buczkowski, J Buczkowski, R Dietrich (Chair), J Johns, J
Stanford.**

**Date of Notice: 24 October 2023
Date of Meeting: 31 October 2023**

Dan Ledger – Town Clerk/RFO

AGENDA

1. **Apologies for Absences.** Council to receive apologies for absence and consider the reasons given. ([Local Government Act 1972 s85\(1\)](#)).
2. **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.*
3. **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.
4. **Danescroft Limited.** Discussion with Danescroft Limited regarding 23/01440/MOUT – Outline application with details of access for demolition of existing structures and development of residential dwellings (up to 1,100 dwellings) and elderly accommodation (up to 118 units), village centre uses, primary school, public open space, play areas, wildlife areas, associated infrastructure and landscaping.
5. **Minutes.** To approve the Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 10 October 2023.

6. **Strategic Planning Updates.** To receive updates on strategic projects:
 - 6.1. Eastern Urban Extension/Culm Garden Village Initiative.
 - 6.2. Town Centre Relief Road.
 - 6.3. Heritage Action Zone.
 - 6.4. Metro Board.
7. **Planning Matters.** To consider and make comment on the following planning applications:
 - 7.1. [23/00774/PATH](#). Proposed diversion of Bridleway No 8 at the Cullompton North West Extension (Revised Scheme).
 - 7.2. [23/01570/LBCDCO](#). Details pursuant to the discharge of Conditions 3, 4, 5 and 6 (Historic Building Recording Analysis, Schedule of Features, Window and Door Details and Venting and Pipework details) of Listed Building Consent 19/00326/LBC (Listed Building Consent for the conversion of barn (North Linhay) to holiday let) dated 18 February 2021.
 - 7.3. [23/01564/CAT](#). Notification of intention to remove 1 Yew tree, 1 Hawthorn stump, 1 Norway Spruce tree, 8 Conifer trees; reduce 1 Apple tree by 1-2m and shape and reduce 1 Willow tree by 2-3m and shape all within a Conservation area at 3 Stone's Place, Station Road, Cullompton.
 - 7.4. [23/01182/FULL](#). Erection of an agricultural worker's dwelling and garage and construction of new vehicular access at Land and Buildings at NGR 303617 105299, Mutterton.
 - 7.5. [23/01593/LBC](#). Listed Building Consent for the construction of a brick WC to exiting ground floor carriage opening at Hillersdon House, Cullompton.
 - 7.6. [23/01599/OUT](#). Outline for the erection of a dwelling with associated access and some reserved matters at 29 Honiton Road, Cullompton.



Town Clerk: Dan Ledger
The Town Hall, 1 High Street, CULLOMPTON, EX15 1AB
enquiries@cullomptontowncouncil.gov.uk
01884 38249

**MINUTES OF MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
DATED THURSDAY 10 OCTOBER 2023 AT 7:00PM AT CULLOMPTON TOWN HALL**

PRESENT:

Councillors: E Buczkowski, J Buczkowski, R Dietrich (Chair), J Johns, T Spring, M Thompson.

Officers: The Deputy Clerk.

1. **Apologies for Absences.** Apologies were received and accepted from Councillor J Stanford.
2. **Declaration of Interest & Dispensations.** There were no Declarations of Interests made or Dispensations granted.
3. **Public Question Time.** There were no members of the public present.
4. **Minutes.** The Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 14 September 2023 were adopted as a true and correct record of the meeting; they were signed as such.
5. **Updates.** To receive updates on strategic projects:
 - 5.1. **Eastern Urban Extension/Culm Garden Village Initiative.** It was reported that there is provision for 2,600 dwellings in the Local Plan with potential for up to 5,000 dwellings in the longer term and with supporting infrastructure. The [Culm Garden Village website](#) and [Masterplan](#) are recommended to anybody who wishes to see what is planned for the allocation. There is a requirement in the Local Plan, East Cullompton Masterplan and the Cullompton Neighbourhood Plan to deliver a Town Centre Relief Road before development begins and there is a 500 homes threshold after which the expansion of capacity of Junction 28 of the M5 motorway is mandated. Although there is provision for schools in the allocation (as there is at the NW Cullompton Urban Extension), Devon County Council has not indicated to the developer when these facilities will be required to be completed.
 - 5.2. **Town Centre Relief Road.** The planning permission for the delivery of the Eastern Relief Road has been granted and the relocation of the sports clubs that wish to do so is underway. The cost of the project was originally estimated at £12-15,000,000; revised estimates put the cost of the project at £30,000,00. The project is now being led by Devon County Council and funding for it is actively being sought; it may form part of the infrastructure improvement package as a result of the large developments allocated in the Local Plan.
 - 5.3. **Heritage Action Zone.** The Higher Bullring works are well underway with the first phase now open to pedestrians; they remain on schedule to complete before Christmas.

5.4. **Metro Board.** The proposed Railway Station at Station Road will offer services to Cardiff and Penzance and all stations between; the Motorway Services will remain open. The station is planned to open in 2025; final funding is subject to business case inspection and appraisal by Central Government.

6. **Planning Matters.** To consider and make comment on the following planning applications:

6.1. [23/01225/HOUSE](#). Conversion of garage/workshop to ancillary accommodation including erection of link extension at Sunnymead, King's Mill Road, Cullompton.

RESOLVED that there is NO OBJECTION provided that vehicular access to the dwelling remains safe.

6.2. [23/01424/FULL](#). Variation of Condition 2 of planning permission [21/02192/FULL](#) to allow the repositioning of 3 caravans at Land at NGR 301353 106034 (Colebrooke Fishery), Padbrook, Cullompton.

RESOLVED that this application is SUPPORTED.

6.3. [23/01282/FULL](#). Erection of a two-storey side extension to house lift shaft to provide disabled access to first floor at 60 Higher Street, Cullompton.

RESOLVED that this application is SUPPORTED.

6.4. [23/01462/FULL](#). Change of use of premises from Restaurant (Class E) to mixed use Restaurant (Class E) and Hot Food Takeaway (Sui Generis) with associated installation of ventilation and extraction equipment at Porters Bar and Grill, 7 Fore Street, Cullompton.

RESOLVED that this application is SUPPORTED.

6.5. [23/01488/TPO](#). Application to pollard 1 Chestnut tree protected by Tree Preservation Order [09/00007/TPO](#) to reduce the crown by 8m at 6 Walters Orchard, Lower Mill Lane, Cullompton.

RESOLVED that this application is passed back to the Planning Authority without comment.

6.6. [23/01490/FULL](#). Variation of Condition 2 of planning permission [19/01127/FULL](#) (Conversion of swimming pool and store to 2 dwellings) to allow substitute plans relating to window layout at Land and Buildings at NGR 302045 104065 (Westcott Park), Westcott.

Councillor J Buczkowski notified the Committee that, whilst he is not making a formal Declaration of Interests, he is known to the applicant.

RESOLVED that this application is SUPPORTED.

6.7. [23/01440/MOUT](#). Outline application with details of access for demolition of existing structures and development of residential dwellings (up to 1,100 dwellings) and elderly accommodation (up to 118 units), village centre uses, primary school, public open space, play areas, wildlife areas, associated infrastructure and landscaping.


RECOMMENDATION that the Town Council engage specialist planning and legal support to properly prepare a response to planning application 23/01440/MOUT on behalf of the residents of Cullompton to ensure that the long standing principle of the delivery is of the Eastern Relief Road before developments at East Cullompton commence is adhered to.

FW: 23/00772/PATH Diversion of Cullompton Bridleway No. 8

Tina Maryan <TMaryan@middevon.gov.uk>

Fri 10/13/2023 3:16 PM

To: Steve Reardon <assistant.clerk@cullomptontowncouncil.gov.uk>

 1 attachments (571 KB)

AVO-21085-CIV-SK-101-A02 - FOOTPATH ON LINE OF EXISTING BRIDLEWAY.pdf;

Dear Steve

Please see below an email that I have sent today to the objectors on this bridleway diversion application. I hope that this will be acceptable to them and to the Town Council. Please could you let me have your views on this?

Kind regards

Tina

Tina Maryan | Area Planning Officer Major Projects | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP

Direct dial: [REDACTED] | Switchboard: 01884 255255 | Email: tmaryan@middevon.gov.uk | Website: www.middevon.gov.uk

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From: Tina Maryan

Sent: 13 October 2023 14:29

To: Tina Maryan <TMaryan@middevon.gov.uk>

Subject: 23/00772/PATH Diversion of Cullompton Bridleway No. 8

Dear all,

Further to our meeting on site and previous correspondence, Barratts have now provided an alternative option with two routes – one as originally proposed for horses and those wishing to avoid the steps, and one with steps much closer to the crossing for pedestrians wishing to take this route. This is as discussed on site and I hope this meets with your approval. Please see the plan attached for details. This option is also acceptable to the Devon County Council Public Rights of Way Team.

Barratts have also looked at providing the crossing on the line of the bridleway and have responded as set out in italics below. As the Pegasus crossing would need to be flat across a wide area, gradients would need to be increased substantially in order to reach the level of the road. This option is not acceptable to the Public Rights of Way Team.

Barratts engineers have been on site and have reviewed the current bridleway diversion proposals. In terms of retaining the existing bridleway route, the provision of the road and the crossing areas which are essentially flat means that the bridleway gradients either side of the road/crossing need to increase to accommodate these new flat sections along the bridleway. This is shown on Drawing No. SK100 where the length of bridleway that would need to be regraded is shown with the associated gradients. It is shown that gradients of 1 in 4.8 (21%) to the north of the road and 1 in 5.3 (19%) to the south of the road would be needed and these gradients are greater than the existing gradient of between 1 in 7 (14%) and 1 in 8 (12.5%) which are already steeper than current best practice which is 1 in 12 (8%).

Please could you let me know if you consider the revised scheme to be acceptable. This minimises the amount of the bridleway that would be lost for the road crossing, and although I appreciate that you do not wish to see any of the bridleway lost, the road is necessary for the development, and this seems to be the best solution.

I look forward to hearing from you.

Kind regards
Tina

Tina Maryan | Area Planning Officer Major Projects | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP

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FW: 23/00774/PATH Diversion of Cullompton Bridleway No. 9

Tina Maryan <TMaryan@middevon.gov.uk>

Fri 10/13/2023 3:50 PM

To: Steve Reardon <assistant.clerk@cullomptontowncouncil.gov.uk>

Dear Steve

Please see below an email that I sent to the one objector on the application for the diversion of Goblin Lane. The diversion is the minimum it can be to provide a safe and level crossing over the bridleway. For information, Mid Devon does not have a protected lane status in its Local Plan and this is not a designation that is used within the District.

Please can you consider your objection to this application further? Through the planning application for the spine road, we have worked to minimise any impacts on Goblin Lane and I consider this is the best solution.

For information, if objections are not resolved and withdrawn on these diversion applications, the applications need to be referred to the Secretary of State for determination. Please let me know if you would like any further information.

Kind regards

Tina

Tina Maryan | Area Planning Officer Major Projects | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP

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From: Tina Maryan

Sent: 13 October 2023 15:44

To:

Subject: 23/00774/PATH Diversion of Cullompton Bridleway No. 9

[REDACTED]

Thank you for submitting an objection to the application for diversion of Goblin Lane. It may help if I provide some extracts from the planning drawings showing in more detail the proposed diversion and crossing of the spine road. These drawings were submitted to support the application for spine road for the NW Cullompton Urban Extension (reference 22/00706/MFUL) which was granted full planning permission in 2022.



These show that only a small diversion needs to take place. This is to provide a safe and level crossing of the new spine road through the NW Cullompton Urban Extension and we have worked to ensure that the minimum diversion possible is being proposed, and to ensure that the new route is planted with trees and hedges. The diversion is required for the development to take place. Alternatives have been considered and they do not work in terms of road and bridleway safety.

I would be grateful if you could consider this information and let me have any comments you wish to make.

Kind regards

Tina

Tina Maryan | Area Planning Officer Major Projects | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP

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