



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, 21 NOVEMBER 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: 14 November 2023
Date of Meeting: 21 November 2023**

Dan Ledger – Town Clerk/RFO

AGENDA

1. **Apologies for Absences.** 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. **Living Energy.** Discussion in respect of a proposed Solar Farm to the North East of Cullompton.
5. **Minutes.** To approve the Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 31 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. [DCC/4372/2023](#). Replacement and realignment of Baulk Bridge including 320 metres of realigned two-lane carriageway, an improved footway and other associated works.
 - 7.2. [23/01514/HOUSE](#). Erection of two storey extension (Revised Scheme) to form annex at 83 St Andrew's Estate, Cullompton.
 - 7.3. [23/01525/FULL](#). Formation of agricultural access gateway at Land at NGR 300192 102269 (Poundapit), Bradninch.
 - 7.4. [23/01560/LBC](#). Listed Building Consent for installation of new boiler and flue at 13 Gravel Walk, Cullompton.
 - 7.5. [23/01670/FULL](#) and [23/01672/LBC](#). Installation of 4 external air conditioning units and replacement of 7 windows and 2 doors on rear elevation at Ingleby House Dental Practice, 42 High Street, Cullompton.

Town Clerk: Dan Ledger
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MINUTES OF MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
DATED TUESDAY 31 OCTOBER 2023 AT 7:00PM AT CULLOMPTON TOWN HALL

PRESENT:

Councillors: E Buczkowski, J Buczkowski, T Spring, J Stanford

Officers: The Town Council, Deputy Clerk

Others: Jonathan Coombes (Pegasus), Dominic Fryer (Danescroft), Alex Holbert (Pegasus Group), Dan Angell (tfa Ltd) and Mid Devon District Councillor M Fletcher.

P23/013 Election of Chair. In the absence of Councillor R Dietrich, Councillor J Buczkowski was elected Chair for this meeting only.

P23/014 Apologies for Absences. Apologies were received and accepted from Councillor J Johns.

P23/015 Declaration of Interest & Dispensations. There were no Declarations of Interests made and no Dispensations granted.

P23/016 Public Question Time.

Mid Devon District Councillor M Fletcher spoke to Agenda item 4 (P23/016) as a resident and representative of the area:

Does the proposed development align with the current NPPF guidelines for sustainable development and the local plan, SDP, and Neighbourhood plan? *The developer stated that, whilst there was some divergence from these documents, these divergences were minor and of a technical nature.*

How do the proposals contribute to the outlined principles of the masterplan, specifically in reducing carbon emissions and car reliance? *The developer responded that there was an allowance for bus travel, mobility hubs, active travel solutions and electric vehicle charging. However, much of the detail is reserved for the Reserved Matters application as the sustainable travel sector and carbon neutral solutions is so fast moving that it is impossible to mandate for a this stage in the development process.*

Can you explain how the phased approach to development fits into the overall strategy and ensure timely delivery of ancillary developments (i.e. relief road, J28 improvements)? *This question was covered in the question and answer session at Minute P23/017.*

What is the plan if funding and consent for transport developments, like the relief road, is not secured? Is there an alternative scenario considered? *This question was covered in the question and answer session at Minute P23/017.*

How will timely access to new nursery and primary provision be ensured, and what plans are in place for secondary school students? *The developer stated that Primary and Secondary school provision would be delivered as part of the wider development.*

How will GP practices accommodate the increased population, and can you provide more details on the on-site health provision and NHS dentistry plans? *The developer stated that NHS and dentistry issues were a national one but is aware that it is an issue; there is a GP practice in the community hub and it may well become a satellite practice to one of those already in existence. NHS dentistry is also a national issue.*

How will the heavy reliance on cars be addressed to align with sustainability goals, and what alternatives to single-occupancy car travel are being considered? What measures are in place to address climate change in the transport chapter, and how will low-carbon travel options, on-site energy generation, and EV charging be integrated into the proposal for environmental sustainability? *The developer will consider with stakeholders in terms of active travel solutions. They will be providing what is within their control in terms of transport and the environment.*

P23/017 Danescroft Limited. Danescroft Limited, together with representatives of Pegasus Limited and tfa Limited, attended the meeting to speak on their proposals (23/01440/MOUT) for residential development at Langland's Farm:

The application is for Outline permission for up to 1,100 dwellings and associated infrastructure at the South East of the allocation including a community hub centred around existing businesses at Newlands Farm and is a starting point rather than a binary yes or no proposal.

Community consultations have already taken place on the proposal.

Questions from the Committee to the developer included:

There was a question on the phasing of road and community infrastructure. *The developer responded that the Planning Authority is currently looking at a phasing strategy and a phasing plan will come forward together with funding requirements for infrastructure; will include capacity increases at Junction 28 of the M5 motorway and the Town Centre Relief Road. This application is a starting point and is to ensure that the infrastructure should be delivered as soon as practicable whilst maintaining sustainability of the development.*

It was stated that the Culm Garden Village Supplementary Planning Document states that homes will not be delivered prior the Town Centre Relief Road. *The developer responded that it is working with Devon County Council and the Planning Authority to seek opportunities to fund both the Town Centre Relief Road and other big-ticket infrastructure projects. It is seeking transparency on the triggers that enable or hold back development of dwellings and is actively working with the Planning Authority to secure funding for delivery of the Town Centre Relief Road; it is also engaged with national Government in the same vein. There is no expectation to move to have the application determined by the Planning Authority until provision is made for a Town Centre Relief Road and other infrastructure.*

In terms of the Town Centre Relief Road, is the developer seeking to change the policy of the Planning Authority with regard to the timing on its delivery? *The developer responded that it is not in a position to change policies. When pressed, the developer stated that technical judgements on the issue of a Town Centre Relief Road*

are underway which may indicate no need for the Town Centre Relief Road but they pointed out that they have no influence over these studies and the judgements resulting from them. Will comply with Local Plan Policies although policy and planning determinations are hierarchical and they may be minded to appeal should Outline permission not be granted. The developer cannot fully fund the Town Centre Relief Road although they wish to work with Councils.

It was stated that traffic congestion in Cullompton is getting worse and that NHS healthcare provision is under severe pressure.

Relating to a question about the provision of a new Secondary School, the developer stated that the allocation provides for a primary but that a contribution towards Secondary education provision is mandated by the Education Authority.

P23/018 Minutes. The Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 10 October 2023 were adopted as a true and correct record of the meeting; they were signed as such.

P23/019 Strategic Planning Updates. To receive updates on strategic projects:

1. Eastern Urban Extension/Culm Garden Village Initiative. There was nothing to report.
2. Town Centre Relief Road. There was nothing to report.
3. Heritage Action Zone. There was nothing to report.
4. Metro Board. There was nothing to report.

P23/020 Planning Matters. To consider and make comment on the following planning applications:

1. [23/00772/PATH](#). Proposed diversion of Bridleway No 8 at the Cullompton North West Extension (Revised Scheme).

RESOLVED that planning application 23/00772/PATH is SUPPORTED.

2. [23/00774/PATH](#). Proposed diversion of Bridleway No 9 at the Cullompton North West Extension (Revised Scheme).

RESOLVED that planning application 23/00774/PATH is SUPPORTED.

3. [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).

RESOLVED that planning application 23/01570/LBCDCO is NOTED.

4. [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.

RESOLVED that planning application 23/01564/CAT is returned to the Planning Authority without comment.

5. [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.

RESOLVED that planning application 23/01183/FULL is NOTED.

6. [23/01593/LBC](#). Listed Building Consent for the construction of a brick WC to exiting ground floor carriage opening at Hillersdon House, Cullompton.

RESOLVED that planning application 23/01593/LBC is NOTED.

7. [23/01599/OUT](#). Outline for the erection of a dwelling with associated access and some reserved matters at 29 Honiton Road, Cullompton.

RESOLVED that planning application 23/01599/OUT is SUPPORTED.

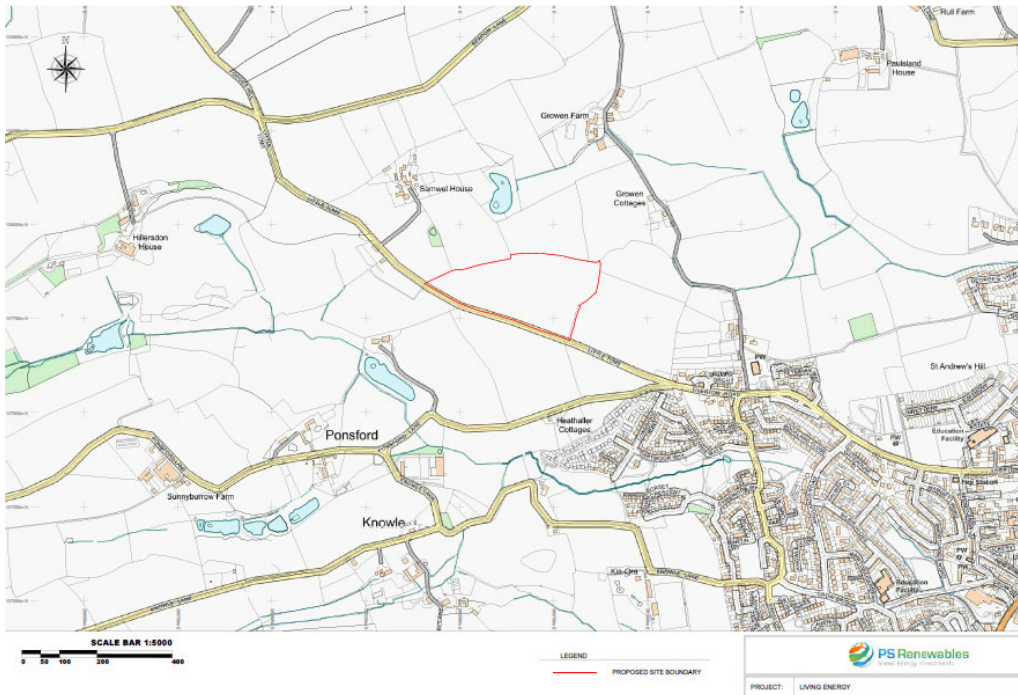
Closed at 20:00.

DRAFT

Living Energy Solar Farm

October 2023

Living Energy Solar Farm



PS Renewables are in the pre-application stages for a potential Solar Farm located approximately 250m to the north west of Cullompton, as shown in the adjacent map.

The site covers approximately 6.6ha (16 acres) of Grade 3b agricultural land. There are no public rights of way across the proposed site.

The potential Solar Farm would produce up to 5MW of electricity; enough to power over 1750 homes

Need for Renewable Energy

In Spring 2019 the UK Government declared a Climate Emergency, recognising the significant risks of continuing the emission of large amounts of greenhouse gases to the future wellbeing of our planet. Successive Governments have supported the uptake of renewable energy as a means of combatting the release of greenhouse gases as they can displace fossil fuel generating power plants.

The adoption of renewable energy power generation as a significant part of our country's "energy mix" has also been driven by the decline of the UK's indigenous energy supplies. An increase in energy imports requires a shift from our current dependence on fossil fuels.

The construction and operation of renewable energy projects, such as the proposed Solar Farm, will add to the diversity of the UK electricity generation sector, helping to maintain the reliability of supplies.

Solar energy is inexhaustible and is not subject to the instability of the international fuel markets. Solar energy developments eliminate the emissions of the acidic gases and local air quality pollutants associated with the operation of existing fossil fuel generation plant.

PS Renewables

PS Renewables is a globally trusted Development, Engineering, Procurement and Construction company. We're proud of our proven track record of developing, designing, building and maintaining utility scale solar installations.

PS Renewables has operated in the UK since 2011 and has delivered more than 280MW of ground-mounted solar farm projects between 2011 and 2022.

PS Renewables is committed to developing environmentally responsible and sustainable projects.

Solar Farms

A typical Solar Farm comprises solar panels and electrical cabins/buildings with deer fencing around the site boundary. Panels are placed on top of steel frames which are piled into the ground in a similar way to a fencepost.

Inverters in the electrical cabins convert the DC electricity produced by the panels to AC electricity that can be exported to the local electricity network. Transformers located within the same cabins then change the voltage of this electricity to be the same as the local network.

Key Components of a Solar Farm

- 1) Front face of a solar panel row
- 2) Rear of a solar panel row showing the steel supports
- 3) Inverter stations as shown would convert DC to AC electricity
- 4) A substation steps up electricity generated to 33kV for export to the grid.



Environmental Studies

A series of surveys and studies are underway as part of the development and planning application process for the proposed Living Energy Solar Farm. The findings of these studies will inform the detailed design of the proposed development and will be set out within technical reports submitted as part of a future planning application. The key environmental studies are discussed below.

Ecology

The ecology on site has been surveyed by qualified ecologists who have examined the potential for the site to support a variety of species including:

- Invertebrates
- Badgers
- Amphibians and reptiles
- Dormice
- Water voles and otters
- Birds

An ecological impact assessment will be completed to determine the potential for impacts upon protected species and habitats.

Environmental Studies continued...

Noise

Solar farms are inherently quiet during operation. Noise studies will be undertaken to assess the potential for any impacts at nearby properties during construction. No significant noise impacts are anticipated.

Traffic and infrastructure

Construction of the potential Solar Farm would require the delivery of plant, equipment and materials including aggregate and concrete for the construction of access tracks and foundations for the electrical cabins. The operational phase of the project would require very few, infrequent visits to site by maintenance staff (approximately two visits every month).

It is currently proposed that site access would be gained via an existing access from Little Toms. We are in consultation with the Highways Authority to ensure that this can be achieved safely.

Environmental Studies continued...

Landscape and Visual

A Landscape and Visual Impact Assessment will be completed in accordance with current best practice and guidance from the Landscape Institute & Institute of Environmental Management and Assessment.

Computer modelling will be used to identify areas which may have views of the site based on the topography of the surrounding area. Based on this model and site visits, numerous representative viewpoint locations will be selected and a detailed assessment will be undertaken.

The potential impact on the landscape character of the surrounding area will also be assessed. The findings of these studies will be included within the future planning application documentation.

The Next Steps...

A detailed planning application has not yet been submitted.

PS Renewables will be holding a public information day on 24th October and have informed local residents via a leaflet drop.

All members of the public or other interested groups are welcome to attend the event and take the opportunity to learn more about the proposed development and ask the development team any questions.