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MINUTES OF MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
DATED TUESDAY 21 NOVEMBER 2023 AT 7:00PM AT CULLOMPTON TOWN HALL

PRESENT:

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

Officers: The Deputy Clerk, Administrative Assistant.

Others: Charlotte Peacock of Living Energy (by remote attendance).

P23/021 Apologies for Absences. Apologies for absence were received from Councillors T Spring (Ex-Officio).

P23/022 Declaration of Interest & Dispensations. There were no Declarations of Interests made.

P23/023 Public Question Time. There were no members of the public present.

P23/024 Living Energy. Charlotte Peacock made a presentation on a proposed solar farm to the north east of Cullompton at Little Toms.

The following questions were asked:

1. **Will the connection to the grid be over or underground?** *It planned to be underground although the connection will be done by the distribution grid operator.*
2. **The delivery route via Tiverton (rather than through Cullompton) was questioned?** *An access study was done and the route via Tiverton was considered to be the best option for delivery vehicles during the build phase.*
3. **Will there be a s106 Agreement?** *There will be a community benefit but this is likely to be outside s106 of the Town and Country Planning Act. For solar developments, this is usually £2,000-£4,000 per kW and, for this development, the community benefit is likely to be in the region of £10,000-£20,000.*
4. **What kind of grazing will be continued once the development is completed?** *The land will be leased to a tenant farmer for the grazing of sheep.*
5. **There is a planting scheme including a hedge. What species of planting will be used?** *Although the full list of species was not to hand, native species would be used including Field Maple, Hawthorne and Blackthorne; there will be an ongoing maintenance agreement.*
6. **When will the connection to the grid occur? There have been reports that connections to the grid of large solar projects can take a considerable time.** *Although some are taking considerable time, it is envisaged that connection to the grid will be immediate.*

Charlotte Peacock stated that there would be a public information day on 7 December 2023.

P23/025 Minutes. The Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 31 October 2023 were adopted as a true and correct record of the meeting; they were signed as such.

P23/026 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.

It was agreed that this standing Agenda item would be discontinued with updates provided as they are required.

P23/027 Planning Matters. To consider and make comment on the following planning applications:

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.

RESOLVED that planning application DCC/4372/2023 is SUPPORTED.

2. [23/01514/HOUSE](#). Erection of two storey extension (Revised Scheme) to form annex at 83 St Andrew's Estate, Cullompton.

RESOLVED that there is NO OBJECTION application 23/01514/HOUSE but that existing Conditions remain in place particularly in terms of the annex remaining a part of the main residence.

3. [23/01525/FULL](#). Formation of agricultural access gateway at Land at NGR 300192 102269 (Poundapit), Bradninch.

Planning application 23/01525/FULL is NOTED.

4. [23/01560/LBC](#). Listed Building Consent for installation of new boiler and flue at 13 Gravel Walk, Cullompton.

Planning application 23/01560/LBC is NOTED.

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.

Planning applications 23/01670/FULL and 23/01672/LBC are NOTED.

P23/028 Before the meeting was closed, it was requested that the Neighbourhood Plan is brought before the Committee for review.

Meeting closed at 18:35.