



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, 28 MARCH 2024 AT 6:30PM

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), T Spring
(Ex-Officio), J Stanford, M Thompson (Ex-Officio).

Date of Notice: 21 March 2024

Date of Meeting: 28 March 2024

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 Town 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. **Minutes.** To approve the Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 5 March 2024.
5. **Strategic Updates.** To receive strategic updates as required.
6. **Planning Matters.** To consider and make comment on the following planning applications:
 - 6.1. [24/00327/FULL](#). Erection of 2 dwellings following demolition of agricultural building utilising the Class Q fallback position ([23/01266/PNCOU](#)) at land and buildings at NGR 302756 103685 (Tye Farm), Langford.
 - 6.2. [24/00348/TPO](#). Application to remove secondary limb of 1 Oak tree protected by Tree Preservation Order 97/00013/TPO at 25 Manning Avenue, Cullompton.
 - 6.3. [24/00359/FULL](#). Variation of Condition 2 of Planning Permission [22/00942/FULL](#) to allow substitution of previously approved site plan and Condition 4 extending opening hours to Monday-Friday 7am-7pm, Saturday-Sunday 8am-5pm (Change of use of redundant grain store to light industrial use (Class E) at land at NGR 300514 105985, Colebrooke Lane, Cullompton.

- 6.4. [24/00372/MOUT](#). Variation of Condition 2 of Planning Permission [20/01409/MOUT](#) (Outline hybrid application for the erection of industrial units with Use Classes E(g), B2 and B8 on 8.74 hectares of land to include green infrastructure and Full permission for the erection of 4 industrial units (Plots 4, 9 and 10) (4,327m²) Classes E(g), B2 and B8 and creation of new vehicular access, parking, detention basin and landscaping) to allow substitute plans relating to change of external design for Plots 9 and 10 at lad at NGR 303082 107667, Stoneyford.
- 6.5. [24/00354/MISDEV](#). Prior Approval for re-opening of railway station under [Part 18, Class A, Schedule 2 of the Town And Country Planning \(General Permitted Development\) Order 2015](#) at Railway Line at NGR 302625 107861, Cullompton.
- 6.6. [24/00449/HOUSE](#). Installation of air source heat pump at 5 Longwool Run, Cullompton.
- 6.7. [22/02102/MFUL](#). Construction of an on-farm anaerobic digestion plant with associated equipment and works at Land at NGR 300503 112348 (Bycott Farm), Lower Town, Halberton (revised drawings and revised information).
- 6.8. [24/00139/FULL](#). Erection of a veterinary surgery building and storage building, with parking and associated works and alterations to access at Land at NGR 304210 107146 (Newland's Park), Honiton Road, Cullompton (revised drawings).



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MINUTES OF MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
DATED TUESDAY 5 MARCH 2024 AT 7:00PM AT CULLOMPTON TOWN HALL

PRESENT:

Councillors: Councillors R Dietrich (Chair), T Spring, J Stanford.

Officers: The Deputy Clerk

P23/048 Apologies for Absences. Apologies for absence were received and accepted from Councillors E Buczkowski and J Buczkowski.

P23/049 Declaration of Interest & Dispensations. There were no Declarations of Interests made.

P23/050 Public Question Time. There were no members of the public present.

P23/051 Minutes. The Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 13 February 2024 were adopted as a true and correct record of the meeting; they were signed as such.

P23/052 Strategic Updates. There was nothing to report.

P23/053 Planning Matters. To consider and make comment on the following planning applications:

1. **RESOLVED** that planning application [24/00273/ARM](#) (Reserved Matters Application (layout, scale, appearance and landscaping) for the erection of 3 dwellings following Outline approval [23/00609/OUT](#) including additional information – boundary treatments, hard and soft landscaping, site and floor levels, materials, surface water, drainage and biodiversity enhancements at Land and NGR 301131 107520 (Ranelagh Grove), Tiverton Road, Cullompton) is NOTED.
2. **RESOLVED** that planning application [24/00304/HOUSE](#) (Conversion and extension of garage to hobby room and office at Springtime, Rull Lane, Cullompton) is NOTED although it is recommended that the conversion does not become a separate dwelling.

P23/054 RESOLVED that the variation of conditions to the license of the Manor House Hotel are broadly SUPPORTED but with concern that the extension of the use of the outside space and the impact on neighbouring properties.

P23/055 RESOLVED that the Council liaises with the Highways Department of Devon County Council to share concerns raised and requests clarification of diversion routes and other traffic management measures that will be put in place in relation to the replacement of Baulk Bridge, Cullompton in accordance with planning application [DCC/4372/2023](#).

Meeting closed at 19:10.