



Town Clerk: Miss Joy Norris MSc ACG

The Town Hall, 1 High Street, CULLOMPTON, EX15 1AB

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**Minutes of a meeting of the Town Council
held on Thursday 24 ~~28~~¹ March 2022 commencing at 19:00 hrs and reconvened on
31 March 2022**

Present

Chair: Councillor J Johns

Councillors: J Buczkowski, M Dale, R Dietrich, M Smith and C Snow

In attendance

Note: Councillors attending by remote access are not able to participate nor vote in the meeting

County & District Councillors: J Berry

Officers: J Norris (Town Clerk)

Representatives from Barret David Wilson; Bell Cornwell Mid Deon District Council (by remote attendance) and Paul Scoble (N west extension Phase II)

3 members of the public attended the meeting in the Town Hall and 1 member of the public by remote attendance.

505. Mayor's Announcements

The Mayor was unable to attend the meeting so the Deputy Mayor took the Chair and stated that although the Supporting Papers has been issued separately to the summons, agenda and notice all the documents required to be issued by law had been done to the relevant deadlines; if anyone felt they hadn't had sufficient time to consider a document they should say so when that agenda item is reached.

506. Apologies for Absence

Apologies for absence were received from Councillors Andrews, Connolly, Haslett and Knight.

The Deputy Mayor then did a roll-call of Councillors present in the Town Hall

507. Declarations of Interests

The following Declarations of Interest were made

¹ Amended in accordance with Minute 554 of Council held on 26 May 2022

- Councillor Dietrich declared a personal interest in Agenda 12 (4) Recommendations from the Planning and Licensing Working Group planning application re Land and Buildings at NGR 302994 107178 (former Cummings Nursery), Cullompton (22/00338/MOUT) Outline for the erection of up to 43 dwellings and associated open space, landscaping and infrastructure as he lives in Greenhouse Gardens
- Councillor Smith declared a personal interest in Agenda 16 Youth Services Provision as Chair of Board Trustees of the John Tallack Centre and a member of St Andrews Church

508. Public Participation

This agenda item allows members of the public present at the meeting to raise matters which are relevant to Cullompton.

Speaker 1

The Speaker asked

- a) If Planning was a Working Group or a Committee?
- b) Will copies of presentations given at the meeting be made available afterwards?

The Speaker then said that in relation to the planning application for 57 Fore Street (Charity House) he was concerned about parking and surprised no mention no comments had been made about noise

Speaker 2

The Speaker had visited the office the previous week and asked to see the Town Clerk but as she was not available had asked that she phone instead and he had not heard anything since.

The planning notice posted in the Higher Bullring with the Town Clerk as applicant was not dated.

The Speaker says he wants value for money for his council tax and asked who deals with complaints.

The Chair of the Resources Committee, which deals with complaints, offered to meet the Speaker and talk through his complaints (with the Mayor if she is available) and also said that the Town Council's complaints policy is on the website.

509. Minutes

Consideration was given to the draft Minutes of the meeting held on 24th February 2022 as a correct record. (Supporting Paper A to the Agenda)

RESOLVED not to confirm the draft minutes and that draft minute 500 be re-written as it does not accurately reflect the proposal.

510 RESOLVED to suspend standing orders so that a presentation can be made to the meeting on Zoom and by people who are neither Town Councillors nor Town Council employees.

511. Cullompton North West Extension

- (i) A presentation was made by representatives of Bell Cornwell LLP Chartered Town Planners and Barrett David Wilson concerning Phase 1 of the Cullompton North West Extension

Councillors raised the following point, comments and questions:

- The spine road needs to be completed before construction of the houses starts so that construction traffic can reach the site without causing extreme disruption to traffic in the town.
- 6.5M not wide enough for the spine road; it needs to be at least 8M if the problems with parking and vehicular traffic on other recent developments are not to be replicated
- construction management plan - on previous developments there have been a high level of complaints from local residents; there needs to be continuity of site management; allocated parking for people working on the site
- The connection of the spine road onto Tiverton Rd, needs to be at Langlands Road and could consideration be to the connection being via a roundabout
- Has access onto allotments from the spine road been considered?
- Can a new development be started before a previous one has been completed
- What are the plans for incorporating green energy measures?
- The houses must be designed to fit into the rural countryside

The representative from Barrett David Wilson committed to consulting the Town Council on the draft construction plan before it is submitted to Mid Devon District Council.

- (ii) A presentation was received from Paul Scoble regarding Phase II of the Cullompton North West Extension

Councillors raised the following point, comments and questions:

- Both affordable housing and social housing is needed including 1 and 2 bedroom accommodation
- The route for access to swimming pool site

512 RESOLVED to resume Standing Orders

513. High Street Heritage Action Zone Public Realm Project

This agenda item was to receive a presentation on the Public Realm Project and the timetable but the relevant people had been unable to attend the meeting.

Councillor Johns said that a consultation meeting, via zoom, had taken place on 7 March, But the attendees had been advised that draft plans were confidential and could not be shared. The draft plans will be going to the Mid Devon District Council (MDDC) Cabinet in May.

A request has been made for a presentation at the April Town Council meeting.

Councillors expressed great concern that they had not been able to discuss the draft plans and that the MDDC Cabinet would be making decisions on an important matter for the town without formal input from the Town Council.

514. Reports from County Councillor and District Councillors

Councillor Berry gave a brief report which included:

- Devon County Council are looking into further 20mph restrictions especially near schools
- There has been a vast increase in the number of COVID cases in Devon
- Cllr Woolett has been to some meetings regarding the Haz project and planners have been requested to do some re-design of their original proposals

515. Reports from Representatives on Outside Bodies

A report was received from Councillors Smith representative on the Devon and Somerset Metro Group (Supporting Paper B to the Agenda).

It was believed that Councillor Haslett had attended a meeting of Cullompton United Charities.

516. Action List

The Action List relating to the Town Council was received and reviewed. (Supporting Paper C to the Agenda)

517. RESOLVED to adjourn the meeting until 31 March 2022 at 19:00hrs, in the Cullompton Town Hall and to write to Mid Devon District Council requesting a time extension for submitting comments on the planning applications.

518 The meeting was reconvened on 31 March 2022 at 19:00hrs in The Town Hall, 1 High Street Cullompton

The following were present:

Chair: Councillor K Haslett.

Councillors: Councillor R Dietrich, J Johns, J Buczkowski, M Smith.

In attendance

Note: Councillors attending by remote access are not able to participate nor vote in the meeting

Officers: S Reardon (Assistant Town Clerk)

1 member of the public and no member of the press attended the re-convened meeting.

Apologies for absence for the reconvened meeting had been received from Councillors Andrews, Connolly, Dale, Guest and Knight.

²Before the meeting had started, Councillor Buczkowski requested clarification of what constitutes a quorum of the Council; one third of the total seats or one third of the number of Councillors. There may be an issue regarding this as, should the Council be reduced to only 4, it would be unable to make decisions.

The Mayor provided advice given to the Town Clerk by Devon Association of Local Councils that the quorum is one third of the total number of Councillors seats regardless of the number of seats currently vacant; for Cullompton, this means the quorum is 5 Councillors present at a Full Council meeting.

519. Declarations of Interest :

The following Declarations of Interest were made

- Councillor Dietrich a personal interest in planning application 22/00338/MOUT as he lives locally and personally objects to this proposal.
- Councillor Smith declared a personal interest in Agenda Item 16 Youth Services provision as he is Chair of Trustees at the John Tallack Youth and Community Centre.

²Amended in accordance with Minute 554 of Council held on 26 May 2022

520 **Payments for Approval**

The accounts due for payment were examined.

RESOLVED that the invoices due for payment as presented totalling £5,149.03 gross and the direct debits and standing authorisation items totalling £1,180.38 be approved.

521. **Recommendations from the Planning and Licensing Working Group**

Recommendations from the Planning and Licensing Working Group were received regarding:

- (i) Charity House, 57 Fore Street, Cullompton (22/00287/FULL). External alterations and demolition of ground floor single storey extension.

This application has been determined by the Planning Authority and was, therefore, not considered.

- (ii) 29 Honiton Road, Cullompton (22/00286/OUT). Outline for the erection of two dwellings.

RESOLVED that the Town Council OBJECTS to planning application 22/00286/OUT on the grounds of:

- Overdevelopment of the site in terms of the number of dwellings proposed.
- Highway safety in terms of the additional vehicles emerging into a busy A road.
- Neighbourhood Plan Policies SD04 (Solar Design), HS01 (Housing Mix), HS04 (Parking Provision) may apply to this proposal.

- (iii) 29 Norman Drive, Cullompton (22/00300/HOUSE). Erection of conservatory

RESOLVED that there is no objection to this application.

- (iv) Land and Buildings at NGR 302994 107178 (former Cummings Nursery), Cullompton (22/00338/MOUT) Outline for the erection of up to 43 dwellings and associated open space, landscaping and infrastructure.

RESOLVED that the Town Council OBJECTS to planning application 22/00338/MOUT on the following grounds:

- Construction traffic route – there is a lane that may be used for this purpose.
- Provision of an alternative access road for residents of this proposal rather than accessing through the existing Greenhouse Gardens development.
- Needs to be an improvement in the access to this site overall as it is planned for c1,500 houses as part of the east Cullompton extension.
- There should be a co-ordinated development rather than a piecemeal one when developing the east Cullompton extension.
- Additional burden of construction traffic on Honiton Road.
- Cullompton Neighbourhood Plan Policies:
 - SD02 – limited links to the Town Centre,
 - SD03 – no flood attenuation provided,
 - SD04 – there appears to be no solar or other renewable energy provision,
 - HS01 – although an outline application, there appears to be little differential in the types of dwelling proposed,
 - HS04 – although an outline application, there appears to be insufficient off-street parking provided,
 - EN03 – as part of the Greenhouse Gardens development, a Devon Bank was recently installed. This proposal will impact on this bank.

522. Proposed Three Weekly Waste Collection Cycle

Consideration was given to a recommendation from the Community Wellbeing Committee regarding Mid Devon District Council's proposed three weekly waste collection cycle. (Supporting Paper F to the Agenda).

RESOLVED that a letter is written to Mid Devon District Council with copies to all District Councillors suggesting that, whilst the vast majority of the town can cope with 3 weekly collections, Fore Street should be considered an exception and that their waste should be collected weekly alongside the weekly commercial waste. This is in light of the fact that there is little or no storage for waste and the pavements are narrow. It is not only the residents of the Town Centre that are concerned; there are a significant number of residents living outside the Town Centre about the problems of waste accumulating in the Town Centre. It is a hazard to health and the large number of HMOs in Fore Street that generate more waste than single family occupancy dwellings.

523. Requests from the Community Wellbeing Committee

Consideration was given to requests from the Community Wellbeing Committee regarding

- (i) The Mayoral Chain
- (ii) Her Majesty Queen Elizabeth's Platinum Jubilee Medallion Keepsakes

RESOLVED that:

- (i) there are no additional links or a Jubilee Link bought at this time (although the Council should be doing something to commemorate the Jubilee) and that any future work or repairs to the Mayoral Chain is delegated to the Resources Committee.
- (ii) sufficient Jubilee Medallion Keepsakes are purchased for the pupils of each Primary School in Cullompton.

524. Jubilee Beacon

Consideration was given to a request from the town Team for permission to light a jubilee beacon in the top / highest part of the cemetery.

RESOLVED that the Town Council takes the lead on the Jubilee Beacon and it is lit at a suitable location, the expenditure to be met from the Community Wellbeing Budget events budget (4165).

525. Youth Services Provision

Consideration was given to the Town Council's approach to supporting youth provision in Cullompton

RESOLVED that the Town Council:

- (i) Endorses the proposed partnership approach
- (ii) Suspends work on the seeking of quotations for the direct provision of youth sessions in favour of the partnership approach
- (iii) Subject to acceptance of a formal partnership agreement by all relevant parties, uses the Town Council's budget for youth service provision for the Town Council's financial contribution to the partnership project on the proviso that the partnership enables at least twice weekly youth sessions in Cullompton

526. Members Questions

This agenda item is to give Councillors an opportunity to ask questions which are relevant to the work of the Council.

The following matters were raised:

- It was suggested that presentations, such as those received by the Council on 24/03/2022, should take place outside of the formal Council forum; these presentations took place whilst Standing Orders had been suspended and they could have been conducted remotely on another date allowing the other business on that Agenda to be transacted.
- MDDC Planning appear unaware or are not pursuing the commitment made with regard to the provision of the spine road through the NW Extension developments earlier in the development process.
- There should be more involvement of the Town Council in the negotiation of s106 agreements going forward.
- Development by the Drs surgery – access near Rull Lane. Was the large oak tree that has been felled subject to a TPO? The resultant logs, chippings and branches have just been left. The site is also not secure with the fence damaged & removed – this could easily be accessed by unwelcome occupiers. The sign for Cullompton (previously damaged) has been totally removed.

The Assistant Town Clerk reported that the tree in questions had not been subject to a Tree Preservation Order. MDDC and DCC were unaware that it had been removed and that it was likely to be a private matter of the land owner.

- The parking at the bottom of Goblin Lane / Willand Road must be removed permanently or replaced with double yellow lines - the building works have demonstrated how dangerous this spot is and a number of residents have complained about poor access / visibility due to construction vehicles and cars occupying the spaces. Despite photographic evidence from residents being provided there does not seem to be any parking enforcement in the area.
- Parking Warden data – the number of tickets issued, where and at what times would be useful insight.
- Can you please provide an update on drain cleaning along Willand/Cullompton High St – any works must also remove the compacted material from the road/drain site – this hasn't been the case previously.