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MINUTES OF MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
DATED TUESDAY 28 MARCH 2024 AT 7:00PM AT CULLOMPTON TOWN HALL

PRESENT:

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

Officers: The Town Clerk, Deputy Clerk.

Others: 1 Member of the Public.

P23/056 Apologies for Absences. There were no apologies for absence received.

P23/057 Declaration of Interest & Dispensations. There were no declarations of interest made.

P23/058 Public Question Time. There were no questions from the member of the public present.

P23/059 RESOLVED that the Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 5 March 2024 were adopted as a true and correct record of the meeting; they were signed as such.

P23/060 Strategic Updates.

Councillor J Buczkowski reported that:

The Town Centre Relief Road and the increased capacity at Junction 28 have yet to be delivered and this will impact the delivery of Phase II of the Cullompton NW Extension and the Culm Garden Village. An option is on the table to relocate the Culm Garden Village project to Junction 27.

The Deputy Clerk reported, following a METRO Board meeting, that:

1. The permitted development application for Cullompton railway station has been submitted.
2. There will be a delay in delivery to Wellington station (due to planning issues as it's a new application, not a permitted development), but that Cullompton was still on track. Reassurance was given that the entire Business Plan is based on both stations opening.
3. No funding from the Treasury has yet been handed to the Department for Transport and this may delay both projects; the issue is being handled at Ministerial level.
4. MSA are now content to enter serious talks regarding the sale of the required land for the railway station and, although the compulsory purchase option remains on the table, it can be lengthy and expensive. An offer was made by the Member of Parliament for Tiverton and Honiton (the Honourable Richard Foord MP) to try and expedite the talks.

5. On the Town Centre Relief Road, £800,000 was released by the Department for Transport to produce a Business Case for the project; this has now been completed, adopted by both MDDC and DCC Cabinets and forwarded to the Department for Transport.

P23/061 Planning Matters. To consider and make comment on the following planning applications:

1. **RESOLVED** that planning application [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) is NOTED whilst noting the archaeological work that is ongoing.
2. **RESOLVED** that [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) is NOTED and the determination of the Planning Authority will be accepted.
3. **RESOLVED** that planning application [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) is NOT SUPPORTED on the grounds of the number of large, articulated, vehicles that are visiting the site, including at weekends, having a significant detrimental impact on local residents and the safety of pedestrians. It also appears that the use is more intense than "light industrial".
4. **RESOLVED** that planning application [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 land at NGR 303082 107667, Stoneyford) is NOTED.
5. **RESOLVED** that planning application [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) is SUPPORTED whilst emphasising the need for public transport and active travel solutions.
6. **RESOLVED** that planning application [24/00449/HOUSE](#) (Installation of air source heat pump at 5 Longwool Run, Cullompton) is NOTED.
7. **RESOLVED** that planning application [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) is NOT SUPPORTED for the reasons stated by other neighbouring Parishes and noting that there may be an increase in heavy traffic through Cullompton and the negative environmental impact of the plant.
8. **RESOLVED** that planning application [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) is NOTED.

Meeting closed at 18:50.