



IN ACCORDANCE WITH THE STATUTORY REQUIREMENTS OF THE [LOCAL GOVERNMENT ACT 1972 SCHEDULE 12 PARAGRAPH 10\(2\)](#) AND THE [PUBLIC BODIES \(ADMISSIONS TO MEETINGS\) ACT SECTION 1\(4\)](#)

Notice is hereby given that an Ordinary meeting of **Planning and Licensing Committee** will be held at **The Hayridge Centre, Cullompton, EX15 1DJ** on Tuesday, **30 September 2025** commencing at **7:00 PM**.

In accordance with the [Public Bodies \(Admission to Meetings\) Act 1960 s1\(1\)](#), 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 THE PLANNING AND LICENSING COMMITTEE

You are hereby summoned to attend an Extraordinary meeting of Planning and Licensing Committee

Date of Summons: 23 September 2025

Date of Meeting: 30 September 2025

Councillor R Dietrich

Chair – Planning and Licensing Committee

AGENDA

1. **Apologies for Absences.** Committee to receive apologies for absence and consider the reasons given ([LGA 1972 s85\(1\)](#)).
2. **Declaration of Interest and Dispensations.** When considering the declaration of interests in accordance with [Localism Act 2011](#) and their actions as a councillor, Members are reminded of the requirements of the Members' Code of Conduct and the underpinning Principles of Public Life – Honesty, Integrity, Selflessness, Objectivity, Accountability, Openness, and Leadership. The Council's Code of Conduct can be [viewed here](#). *This item does not preclude any later declarations as they become apparent.*
3. **Public Question Time.** Members of the public are invited to question the Committee on local issues etc. Questions will be answered by the Chair, or the Town Clerk/RFO. These persons will reserve the right to postpone making an answer until the following meeting to take advice or undertake research. During this time, outstanding answers from previous meetings will be delivered.

4. **Minutes** ([LGA1972 Schedule 12 Paragraph 41](#)). To approve the Minutes of the meeting of Planning and Licensing Committee of 31 July 2025.
5. **Planning Matters.** To consider and make comment on the following planning applications:
 1. [25/01035/FULL](#). Erection of 2 dwellings at 11 Hammett Road, Cullompton.
 1. [25/01037/FULL](#). Erection of a dwelling at 11 Hammett Road, Cullompton.



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**MINUTES OF A MEETING OF AN ORDINARY MEETING OF THE PLANNING AND
LICENSING COMMITTEE HELD ON 31 JULY 2025 AT THE HAYRIDGE CENTRE**

Those Present:

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

Officers: Town Clerk

P25/015 Apologies for Absences. Apologies for absence were received from Cllr M. Bidmead. These were accepted.

P25/016 Declaration of Interest and Dispensations. There were no declarations of interests made.

P25/017 Public Question Time. There were no members of the public present and therefore no questions.

P25/018 Minutes ([LGA1972 Schedule 12 Paragraph 41](#)).

RESOLVED The minutes of the meeting of the Planning and Licensing Committee of 10 July 2025 were adopted as a true and correct record of the meeting. They were signed as such.

P25/019 Planning Matters.

[25/00822/FULL](#). Erection of 2 detached dwellings following demolition of existing sheds at Continental Cars, Shortlands Lane, Cullompton.

RESOLVED that the Committee **OBJECTS** for the following reasons:

1. **Overlooking and loss of privacy** - The proposed dwellings are likely to result in unacceptable overlooking of neighbouring properties due to their positioning and window placements, particularly where properties are in close proximity. This impact is considered overbearing and intrusive, significantly affecting the residential amenity of existing occupants. The Council does not share the view of the planning statement where it indicates that there are no overlooking issues. **Policy DM1 (High quality design)** requires development to ensure “adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows” and to “respect the needs of neighbouring residents and the community, through the design

of safe, accessible and attractive places that preserve general quality of life.” The proposed layout fails to achieve this.

2. **Loss of light** - The siting and massing of the proposed dwellings are such that adjoining residential properties are likely to experience a significant reduction in natural light, particularly during winter months when the sun is lower in the sky. This represents an unacceptable impact on residential amenity. Again, this contravenes **Policy DM1**, which states that development should not have an “unacceptable adverse effect on the amenity of neighbouring properties,” including through the loss of daylight or sunlight. The overshadowing effects of the proposed buildings have not been adequately assessed or mitigated.
3. **Inadequate Access and Vehicle Movements** - Access to the site is via Shortlands Lane, which is narrow and poorly suited to increased traffic volumes. It is also classed as a bridleway. The council does not share the view of the design and access statement that there is “excellent traffic visibility” off this narrow bridleway. The proposed development would increase vehicle movements, including those associated with construction and future residential use, exacerbating existing issues of access difficulty. This is further compounded by the lack of turning circle and tight vehicle reversing movements in the site itself. **Policy S8 (Infrastructure)** and **Policy DM1** both emphasise the need for safe and suitable access for all users, as well as the capacity of the highway network to accommodate additional development. The proposal appears to lack sufficient provision for safe entry and exit, turning space, and pedestrian safety considerations.

Meeting closed at 19:04

Chairman’s Signature: _____ Date: _____