



Town Clerk: Mrs Judy Morris

The Town Hall, 1 High Street, Devon, EX15 1AB  
*town.clerk@cullomptontowncouncil.gov.uk*  
01884 38249

4 March 2019

To: Mid Devon District Council

Re: Planning Response (Revised, third point added to the notes at the bottom of the response).

---

**19/00118/MOUT: Outline for the erection of up to 105 dwellings, associated landscaping, public open space and allotments together with vehicle and pedestrian access from Siskin Chase and pedestrian access from Colebrooke Lane at Land at NGR 301216 106714 (West of Siskin)**

Cullompton Town Council recommends refusal of the application for the following reasons:

- Unacceptable access for both construction traffic in the short term and the residents of the proposed development in the longer term. The proposed access, via Siskin Chase, is narrow, it cannot be widened, and is totally unacceptable. Routing construction traffic through this access will disrupt the lives of the existing residents for months, possibly years.
- The proposed access is unsuitable for the volume of traffic that is proposed to go through it. No account has been taken of parked cars and how emergency vehicles will gain access to the site.
- There needs to be more than one access for emergency vehicles, parked cars will mean that emergency vehicles are unable to pass through, creating a safety issue.
- An assessment report is required which explains how the increased traffic will impact on both the local area and the town as a whole.
- Consideration needed of where the works compound will be sited.

**NOTES:**

1. Access from Colebrooke Lane will alleviate the problems and the principle of access from Colebrooke Lane **MUST** be addressed before this application is progressed, It is unfair to existing residents to compromise their general wellbeing when there is an effective, alternative, solution.
2. If minded to approve then the Council asks that the application is called-in by a ward member and that no decision is taken by the Planning Committee until a site visit has been undertaken by the members.
3. CTC recommends that, if minded to grant planning permission, that MDDC obtains from the applicant full details of construction operations (including construction access and siting of the construction compound) prior to the determination of the application and the grant of planning consent.

CTC is aware that a Construction Environmental Management Plan (CEMP) is often secured via a planning condition to provide and mitigate the likely effects of construction. However, in view of what would be

---

---

extremely restricted access to the proposed development site if using Siskin Chase, CTC believes that MDDC should be in receipt of full details of all likely construction operations, impacts and proposed mitigation in order to assess the full implications of the proposals before deciding whether or not to grant permission.

The Town Council believes that details of construction should, for this application, be considered in advance of the grant of planning permission, and should not be left to information (e.g. a CEMP) after consent has been granted - when the principle of development, and thereby construction access etc, has already been established.

---

---