

## **MINUTES OF CULM GARDEN VILLAGE MEMBER FORUM**

**2pm, 25 February 2020, Phoenix House, Tiverton**

### **Attending:**

Cllr Graeme Barnell, MDDC (Chair)  
Cllr John Berry, MDDC/DCC  
Cllr Queenie Broom, Kentisbeare Parish Council  
Cllr Richard Chesterton, MDDC  
Cllr Bob Evans, MDDC  
Cllr Keith Grantham, Willand Parish Council  
Cllr Gordon Guest, Cullompton Town Council  
Cllr Kate Haslett, Cullompton Town Council  
Cllr Ray Radford, DCC  
Cllr Barry Warren, MDDC/Willand Parish Council  
Cllr Nikki Woollatt, MDDC

Lou Maddocks, Special Projects Officer, Cullompton Town Council

### **Project Team:**

Paul Brockway, Hvas Consultants (Project Lead)  
Tina Maryan, Area Planning Officer, MDDC  
Christie McCombe, Area Planning Officer, MDDC

### **Apologies:**

Cllr Eileen Andrews, MDDC

### **1. Welcome and introductions**

Cllr Barnell introduced Lou Maddocks, Special Projects Officer for Cullompton Town Council who was attending this meeting as an observer.

**It was agreed that Lou Maddocks would attend all future meetings of the Member Forum.**

### **2. Minutes and actions from last meeting**

The Minutes of the last meeting were approved.

### **3. Project update on the Cullompton Town Centre Masterplan**

Christie McCombe, project lead for the Cullompton Town Centre Masterplan project, presented the consultation boards for the Stage 1 public consultation on the masterplan and gave details of the dates for the 6 week public consultation (starting 25 February 2020) and dates and venues for the staffed exhibitions. She confirmed that the baseline report would be available online. She also confirmed that responses would be accepted from people outside of the Cullompton postcode area.

There was a request that paper copies of the baseline report are made available for those who are unable to access these online.

**Action: Paper copies of the baseline report to be made available at all staffed events and to view at Cullompton Town Hall and The Hayridge, and the report would also be loaded onto the electronic systems at the Town Hall and The Hayridge (subject to agreement from The Hayridge).**

### **3. Updates from the Project Team**

#### **a. Masterplanning**

Tina Maryan outlined recent stakeholder workshop events on the relationship between the garden village and surrounding communities and green infrastructure. A further event on blue infrastructure is scheduled for 17 March 2020 which will be run by the Connecting the Culm Project Team. The Connecting the Culm team will also be running a number of public events.

It was felt that the workshops were a good way of getting ideas across.

There was a discussion on the extent of the proposed country park and whether this would extend into Uffculme Parish. If it does, it was proposed that Uffculme Parish Council are included in the Member Forum. It was agreed that the location and extent of the country park be confirmed as soon as possible as this would take time to establish. It was suggested that if drainage features within the country park were delivered early, this could help with drainage during the construction phases.

The management and maintenance of green areas and how this was to be funded was considered important to establish early. There were a number of options including a Garden Village Trust. Kentisbeare Parish Council did not think there would be support from the Parish if this were to be added to the precept.

It was considered that a key finding from the workshops were the need for pedestrian links to encourage people to walk and to integrate the garden village with Cullompton town, the M5, river and railway line being major obstacles.

It was agreed that there was a need for more definition within the overall masterplan before specific ideas could be taken much further. The programme of stakeholder workshops is being reviewed and refined to reflect this need, however, the next theme for the workshop has already been identified as transport. In the future, there would be a specific workshop on the country park, once its boundaries had been defined.

#### **Actions:**

**Project Team to come up with information on the potential approaches to the management of green infrastructure for the next meeting.**

**The location and extent of the country park to be defined as soon as possible through the master planning work.**

#### **b. Transport**

Tina Maryan gave an update on progress with the TCRR. Housing Infrastructure Fund agreements were signed before Christmas and Devon County Council were in the process of analysing the public consultation responses to the proposed route design. A report on the consultation is due to be published in the next week or so. It is anticipated that a planning application for the road will be submitted in April/May 2020.

The timing for the related relocation of sports facilities particularly the cricket club was discussed. The Project Team confirmed planning applications had not yet been submitted, but the cricket club application is expected to be submitted around the same time as the application for the TCRR. Tina Maryan explained that a new technical working group had been initiated to progress work on options for the envisaged strategic intervention related to Junction 28 of the M5. This group is the M5 Strategic Intervention Technical Group and it will benefit from being able to call on representatives from Devon County Council, MDDC, Highways England, Homes England and the Department for Transport as the scope of work is developed. The work will include consideration of a range of views on how transport may evolve in the future. Understanding future needs is a key part of the initial evidence base for a Strategic Outline Business case for the junction, as is the traffic modelling that is currently being carried out by Devon County Council.

**c. Name for the garden village**

Tina Maryan gave a summary of the responses to the public consultation that had been received in relation to a name for the garden village. It was pointed out that the original idea was firstly to ask for suggestions as to a name as part of the Stage 1 consultation, and then go back to the public with the top suggestions as part of the Stage 2 consultation. It was suggested that the name should be checked with Royal Mail before it is confirmed.

**It was agreed that this process would be followed as it should be for the public to decide. The project would continue for the time being under the working title of Culm Garden Village.**

**5. Discussion/ideas/suggestions**

There is a need for an outdoor education facility and there could be opportunities to apply for funding to provide this. Outdoor education could help pay for the running of the country park. The Project Team confirmed that outdoor education has already been included in the list of community facilities to be provided.

It was suggested that the secondary school should be located in the Parish of Cullompton. There was a discussion on where it would best be placed and it was noted that the boundary commission may look to change Parish boundaries at some time in the future. With this in mind and for good planning principles, the location of the school should continue to be planned to suit the needs of the emerging development.

**6. Future meeting dates**

It was agreed to continue the meetings on a 3 monthly basis. Dates could be altered to suit the progression of the project if necessary.

**Action: Suggested dates for the next meetings to be held in the afternoon in Cullompton:**

**19 May 2020**

**18 August 2020**

**24 November 2020**