



WILLAND PARISH COUNCIL
 Clerk to Parish Council Ms K Taylor, 40 Townlands,
 Willand, Cullompton, Devon, EX15 2RS Tel: 07920014407
 Email: willandclerk@willandmatters.org.uk

MINUTES OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 12 APRIL 2018 FOLLOWING THE FULL COUNCIL MEETING.

Present: Councillor Bartlett, Councillor Glover, Councillor Grantham, Councillor Mander, Councillor Phare, Councillor Scott, Councillor Tobin, Councillor Warren, Councillor Wilcox.

In attendance: Clerk K Taylor

1. **Apologies** Councillor Manktelow, Councillor Sellick,
2. **To receive any declarations of interest from Members for any of the agenda items.** Councillor Wilcox informed the meeting that the firm she was employed by did a great deal of work with the co-op, but it was agreed that she did not have a declarable interest.
3. The Chair opened the meeting at 21:00 and said that it would be recorded.
4. There were no members of the public present
5. The minutes of the Planning, Lighting and Transportation meeting held on Thursday 22 March 2018 had been circulated Councillor Phare proposed that they be signed as a true record of the meeting. Councillor Mander seconded the proposal and it was unanimously agreed.

6. Applications

a. 18/00387/ADVERT

Proposal Advertisement Consent to display 1 non illuminated Welcome sign, 5 non illuminated wall mounted panels, 3 non illuminated post mounted panels, 4 internally illuminated Co-op logo signs and 1 internally illuminated 3.m high totem sign
 Location: Co-operative Food Plot D1 Mid Devon Business Park Willand EX15 2EZ
 Councillor Grantham proposed that Willand Parish Council offer no objection to this proposal
 Councillor Bartlett seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

b. 18/00384/HOUSE Halberton

Proposal: Erection of a garage with study/storage over
 Location: Old Corn Mill Brithem Bottom Cullompton
 Councillor Scott proposed that Willand Parish Council offer no objection to this proposal
 Councillor Wilcox seconded the proposal and it was unanimously agreed **ACTION:** Clerk

c. 18/00463/FULL Halberton

Proposal: Erection of a building for B1/B2/B8 use with associated works and yard area, rearrangement and extension to parking area for existing B2/B8 building
 Location: Land at NGR 304342 111956 (Unit 4 Willand Road Business Park) Willand
 This was discussed in full and Councillor Wilcox proposed that the Parish Council did not object to the proposal but that it wrote making the following points. Councillor Phare seconded the proposal and it was unanimously agreed.
 This 'Business Park' is not in the current local plan nor the emerging local plan as employment land but there is a properly planned and approved area close by at the Mid Devon Business Park awaiting development. The comment as to no sites being available at Hitchcocks Farm site is also questionable when they are still advertising units to let on that site.

The application for the site to which the extension of parking is applied for was approved as the result of a specific application, has not been used for that purpose, and is now another building available to let to someone else with more countryside being taken for development. This piecemeal development into the countryside cannot be sound planning policy. The Parish Council recognise that the expansion of the site does involve an area of 'dead ground' between the buildings and the solar panels and therefore do not object to this specific application for this specific applied for purpose.

The following concerns are raised by members;

1. the piecemeal approvals do not provide for proper drainage and sewage disposal as would take place on a properly planned site;
2. Increased traffic to the site from the current road network layout;
3. Traffic access into the Ostomed site being narrow and shared with new site;
4. Still a failure to provide for any contribution to provide footpath/cycleway link to Willand for the safety of workers travelling to and from the site **ACTION:** Clerk

d. 18/00522/FULL Halberton

Proposal: Variation of condition 2 of planning permission 16/01586/FULL to allow substitute plans

Location: Land at NGR 303812 111477 (Mid Devon Business Park) Four Cross Avenue
Councillor Grantham proposed that Willand Parish Council offer no objection to this proposal
Councillor Scott seconded the proposal and it was unanimously agreed **ACTION:** Clerk

e. 18/00475/CAT

Proposal: Notification of intention to fell 1 Cypress tree within the Conservation Area

Location: Graveyard St Marys Church Willand Old Village

Councillor Wilcox proposed that Willand Parish Council offer no objection to this proposal
Councillor Mander seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

f. 18/00442/NMA

Proposal: Non Material Amendment for 17/01179/MFUL to allow amendments to waste and cycle storage for flats 8-11 and 23-26; the addition of air source heat pumps; amendments to windows on plots 2, 3, 6, 7, 9 and 11 and amendment to the drainage layout

Location: Land at NGR 303340 110341 (Land off Silver Street) Willand Devon

Councillor Warren proposed that Willand Parish Council offer no observations on this application. Councillor Wilcox seconded the proposal and it was unanimously agreed.

ACTION: Clerk

7. Decisions notified for information

a. 17/00057/FULL

Proposal: Conversion of outbuildings to form 2 dwellings

Address: The Elms Willand Old Village Willand Cullompton Devon EX15 2RL

Decision: Permitted with Conditions to Discharge

Decision noted

b. 18/00082/HOUSE

Proposal: Erection of an extension following removal of existing conservatory

Address: Oakdale North Jaycroft Willand Cullompton Devon EX15 2TH

Decision: Grant permission

Decision noted

c. 17/02012/FULL

Proposal: Retention of change of use of building and land from car valeting to auction centre

Address: Land at NGR 302825 109481 Five Bridges Cullompton Devon

Decision: Grant permission

Decision noted

8. Planning Training MDDC March 2018

Councillors Manktelow, Scott and Glover had attended the training and a brief report was given.

9. Correspondence approved via email

a) The response to the Local Plan Sustainability Appraisal was formally approved. It was noted that Halberton Parish Council had endorsed the response. Cullompton Town Council had also provided the parish council with a copy of their response.

b) It was noted that Councillor Warren had formally responded to letter from David Green, Group Manager for Development MDDC.

10. Enforcement issues

The Chair gave a brief report regarding the current enforcement issues.

Meeting closed: 21.31