



**WILLAND PARISH COUNCIL**  
 Clerk to Parish Council Ms K Taylor, 40 Townlands,  
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**MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION  
 COMMITTEE HELD ON THURSDAY 26 APRIL 2018 IN WILLAND VILLAGE HALL**

**Present:** Councillor Bartlett, Councillor Grantham, Councillor Manktelow, Councillor Scott, Councillor Tobin, Councillor Warren, Councillor Wilcox.

**In attendance:** Clerk Kate Taylor

1. **Apologies** Councillor Mander, Councillor Phare, Councillor Glover, Councillor Sellick
2. **To receive any declarations of interest from Members for any of the agenda items.** There were no declarations of interest.

3. Councillor Warren opened the meeting at 19.00 and said that it would be recorded. He welcomed Richard Persey to the meeting, brought forward item 6 and invited Mr Persey to make his presentation.

**6. Hitchcocks Farm**

Mr Persey gave a brief overview of the current situation at Hitchcocks farm and the current ideas for development. He demonstrated that the plans included both cycle and footpaths and infrastructure which he confirmed would be put in before the rest of the buildings were developed. There was a free-flowing discussion on a number of aspects of the site which included road safety, possible green space, light pollution and the size of units. Mr Persey concluded by inviting the Parish Councillors to visit the site to discuss any ideas or concerns they may have. The parish council concerns over the site highlighted in planning responses were over road safety and infrastructure, it was pleased that these were being addressed.

4. No members of the public were present

5. The minutes of the Planning, Lighting and Transportation meeting held on Thursday 12 April 2018 had been circulated. Councillor Wilcox proposed that they be signed as a true record of the meeting Councillor Grantham seconded the proposal and it was unanimously agreed.

**7. New Applications**

**a. 18/00535/TPO**

Proposal: Application to crown reduce by 2m 1 Oak tree protected by Tree Preservation Order 96/00014/TPO

Location: 12 Pear Drive Willand Cullompton Devon EX15 2QS

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

**8. Notifications received**

18/00591/PNHH | Prior Notification for the erection of an extension, extending to 2m on the side, maximum height of 2.8m, eaves height of 3.8m

11 Worcester Crescent Willand Cullompton Devon EX15 2TA

This was noted

**9. Decisions notified for information**

**a. 18/00191/TPO**

Proposal: Application to fell 2 Sycamore trees to ground level protected by Tree Preservation Order 74/00015/TPO

Location: Land at NGR 303450 110526 (R/o 22 Sycamore Close) Meadow Park Willand  
 Decision: Grant permission  
 Decision noted

**b. 18/00123/FULL**

Proposal: Variation of Condition (2) of planning permission 17/01298/MFUL to allow for increase in height and for 1 single unit

Location: Land and Buildings at NGR 305188 112386 (Hitchcocks Business Park) Carlu Close Uffculme Devon

Decision: Permitted with Conditions to Discharge

Decision noted

**c. 18/00204/FULL**

Proposal: Erection of extension to existing food facility and siting of 2 nitrogen storage tanks

Location: 2 Sisters Food Group Ltd (Willand) Lloyd Maunder Road Willand

Decision: Grant permission subject to conditions.

Decision noted

**d. 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

Decision: Application Part Granted/Part Refused

Decision noted – the Clerk informed that a formal planning application had been received for element refused and would be on the agenda for the next meeting.

**10. Update on following application still to be determined 18/00175/MOUT**

Councillor Warren gave a brief report on the two meetings he had attended during the last week to discuss aspects of this application. One had been at the school with DCC to talk about the school figures and the other with the Planning Officer and Ward Councillors to discuss the application more generally. He had confirmed that the Parish Council position on the application had not moved. The Planning Officer had subsequently asked if he would attend a meeting with MDCC Councillor Evans and the Developers to further discuss this application. Following discussion, it was agreed by the Parish Council that he would attend the meeting.

**ACTION:** Councillor Warren

The Clerk gave a brief update on the Gables site in that she had received a letter from the Head of Planning in response to the letter to the Chief Executive from the Parish Council regarding the legal matters surrounding the site. It was agreed that a meeting would be arranged with the Planning Officer. The Clerk had also received a request from a resident for a copy of the letter that Councillor Warren had written to the Chief Executive regarding a planning application on the site. Councillor Warren confirmed that he had not written on this matter to the Chief Executive and the Clerk would respond to the resident informing him of this.

**ACTION:** Clerk

**11. NPPF Consultation**

To discuss and agree any response from Willand Parish Council

It was agreed that the Clerk would send in the response as prepared.

**12. Enforcement issues**

There was no further information at this time

Meeting closed 20:17