



WILLAND PARISH COUNCIL
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**MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION
 COMMITTEE HELD ON THURSDAY 23 AUGUST 2018 IN WILLAND VILLAGE HALL**

Present: Councillor Phare, Councillor Scott, Councillor Tobin, Councillor Warren, Councillor Wilcox.

In attendance: one member of public, Kate Taylor (Clerk)

1. **Apologies:** Councillor Bartlett, Councillor Glover, Councillor Grantham, Councillor Mander, Councillor Manktelow
2. **To receive any declarations of interest from Members for any of the agenda items.**
 No declarations of interest were advised.

3. Councillor Warren opened the meeting at 7.03 and said that it would be recorded. He informed the Council that notification had been received that day that the 125 houses are being put before MDDC planning meeting on 5 September 2018 and he proposed to add an item to the end agenda with members agreement.

4. There were no public questions.

5. The Minutes of minutes of the Planning, Lighting and Transportation meeting held on Thursday 26 July 2018 had been circulated. It was proposed by Councillor Phare seconded by Councillor Scott, and unanimously agreed that they be signed as a true and correct record.

6. Applications

a. 18/01228/FULL

Proposal: Addition of vent in east elevation, 3 pole mounted satellite dishes in yard and repositioning of ATM on front elevation

Location: Land at NGR 303876 111390 The Co-operative Group Food Ltd Four Cross Avenue Willand Devon

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

It was noted that at the moment the pedestrian crossing has not been put in place and Councillor Evans is aware of this and is following up.

b. 18/01238/HOUSE

Proposal: Erection of two storey extension

Location: 25 Park Street Willand Cullompton Devon EX15 2PT

Following a detailed discussion Councillor Warren proposed that the Parish Council respond that it has no strong views on the application but offer the following observations.

This is a street of semi-detached houses and an extension of this size on the side could be considered to be detrimental to the street scene. The Parish Council have concern that with the extension taking the full width of the site there does not appear to be any recognisable access from the front to the rear of the property. Councillor Scott seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

7. Decisions notified for information

a. 18/00597/FULL

Proposal: Variation of condition (2) of planning permission 17/01179/MFUL to include air source heat pumps, erection of a gabion wall and the erection of garden sheds to serve plots 8, 9, 10, 11, 23, 24, 25 and 26

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

Decision: Permitted with conditions to discharge
Decision noted

b. DCC/4037/2017

Variation of Condition 6 of permissions DCC/3725/2014 and DCC/3850/2016 to remove the restriction on the importation of poultry products by road; Willand Anaerobic Digester, Lloyd Maunder Road, Willand, at Land adjacent to the existing abattoir, Lloyd Maunder Road, Willand, Cullompton, EX15 2PJ

Decision: Permitted with conditions to discharge

Decision noted

8. To agree a proposal for the road name for the new housing development next to Ash Close

The Parish Council felt that it would be right to continue the use of British woodland tree names along that side of the B3181 and therefore Councillor Wilcox proposed that the suggestion of Rowan Close is made as it is another name for the Mountain Ash and would be appropriate adjoining Ash Close. Councillor Tobin seconded the proposal and it was unanimously agreed.

ACTION: Clerk

9. Local Plan hearing 20/21 September

The Chair informed the Council that new documents had appeared regarded the local plan which he was studying prior to the hearing. One clearly advised that Zone 4 – the adventure element was clearly unviable and should be removed from the plan. He would welcome any others who could join him for the hearing.

ACTION: Councillor Warren

10. Neighbourhood Plan

Councillor Wilcox had asked if the Parish Plan from 2005 was similar to the Neighbourhood Plan, Councillor Warren confirmed that they are slightly different. It was acknowledged that producing a plan would be time consuming and it would be necessary to involve a number of people and possibly employ a consultant. Councillor Warren had circulated a discussion document which was noted. Following further discussion regarding difficulties with boundaries and the lack of the district local plan it was agreed that Councillor Warren would explore it further by looking at preparing a draft skeleton outline from a template and put it forward for the Parish Council to consider.

ACTION: Councillor Warren

11. Enforcement issues

Councillor Warren gave a brief update on the local enforcement issues including Five Bridges, Howden Lodge, solar farm, and the auction room. The Enforcement Officer had contacted Councillor Warren and discussed a number of issues therefore he had not yet written to Simon Trafford

Councillor Mander joined the meeting 19.34

12. Meadow Park proposed development of 125 houses.

Councillor Warren raised the planning application for 125 houses which will be on the MDDC Planning Committee agenda on 5 September. He outlined the contents of the email received from Councillor Bob Evans with his current view. It was noted that there was still not any new information on the website such as the officers report, and no trigger points for the financial contributions had been identified. Following discussion an idea of how the parish council will proceed at the meeting was agreed. Councillor Warren would attend the meeting and he would welcome any support from other Councillors.

ACTION: Councillor Warren

The meeting closed at 19.53