

**WILLAND PARISH COUNCIL  
MINUTES FOR PLANNING, LIGHTING AND TRANSPORTATION  
COMMITTEE ON WEDNESDAY 5 DECEMBER 2001 AT 8.00 p.m.**

**Present:** Mr Steele, Mr Dennis, Mr Roberts, Mr Helliker, Mr Robert Williams (Prowtings) and the Clerk.

**Apologies.**

Mrs Lane and Mr Vearncombe.

The Chairman thanked Mr Williams of Prowtings Homes South West for attending the meeting and after a brief discussion went through the points raised (*shown in italics*) at the meeting on 17 November one by one.

**Prowtings Homes SW Ltd, Glanville House, Church Street, Bridgewater, re land off Silver Street/Uffculme Road, Willand, Ref 4/59/2001/1307.**

Reserved matters for the erection of 94 dwellings with associated garages and roads.

- *Plot 11 appears to have no obvious parking space.*

There is in fact parking allocated for that plot which was agreed by the Councillors.

- *Plot 50 is oversized in comparison to others. Looking at the site in general, is there any reason for this? The Committee suggests that Plots 51 to 54 be turned back 45°, which would provide a more open aspect and more road area for cars, preventing congestion and maybe a triangle of trees in the middle.*

It was agreed that Prowtings would look into this possibility.

- *Development rights on the properties should be removed.*

Mr Williams stated that there would be no problem with this.

- *The Committee would require that at least 8 properties be set aside as “social” homes. No homes should be sold on block to any one buyer where they are likely to be sold on again for a profit. The Committee will seek legal advice on this matter from Mid Devon District Council. Concerns exist as to exactly what is meant by affordable? The Committee suggests that the 8 social properties be constructed by Prowtings and transferred to a designated housing association and that these houses should be let to residents of the village.*

Mr Williams stated that a S73 application had been submitted to extend the deadline on the Reserved Matters. Consequently on 22 October 2001 a S106 agreement has already been signed by all parties and only 6 social houses has been written into the agreement. This need had been previously determined by a needs survey on Willand. Mr Dennis will investigate this situation at Mid Devon.

Currently it is intended to make plots 42-47 social housing which consists of one 2-bed flat, three 3-bed houses and two 4-bed properties. It is intended that the stock will be sold to a housing association. One housing association in particular has already expressed a keen interest in these properties. Mr Williams confirmed that the houses will be built to exactly the same specification as all others on the site.

- *The Committee is mindful of the anomalies that exist within the revised S106 agreements relative to the two current developments. This has resulted in the failure on the part of both developers to adhere to the need for a play area facility to be in place after 30 houses have been constructed. Indeed, 135 houses have now been built and the play area still has not materialised. Therefore, the phase one pending play area should be completed, as should the play area included on phase two, **before** any further housing development commences. This will give adequate play areas for new residents to use. The play area should be large considering there are 10 more houses now. It should also be noted that the S106 agreements require that no footpath should cross the middle of the play area but should be rerouted around the edge. The Committee would like to see some play equipment for older children such as swings, goal posts and a climbing frame. £4000 has been agreed for some form of meeting place.*

Mr Williams stated that Prowtings would look into making the two play areas into one large area by removing the hedge area currently running through the middle of the two designated areas. The cycle path could then be reroute up around the top of the new play area so that the area is safer for children. Mr Williams promised that the play equipment would be installed as soon as practicable bearing in mind safety issues surrounding the building site.

Regarding the £4,000, Mr Williams will investigate when the money is due for payment.

- *Tree Preservation Orders must be in place on all appropriate existing trees, with proper provision for safety fencing to protect them, this should also include the correct scale of protection for the roots of such trees. There should also be proper protection in order to secure the retention of the hedgerows.*

TPO's are in place on all major trees? Prowtings intend to protect the trees and lay the hedge from day one before any construction commences that might damage them. Mr Williams is well aware that the Committee is very keen to preserve such trees and hedges. **Mrs Clifford advises that a block TPO was in the process of being implemented on the site as a whole.**

- *Many of the properties planned have included trees that should require TPO's. The Committee does not want to find that within months of occupancy that applications are received for tree surgery on these trees which have been in place for years. The Committee would like to ask what powers are available to effectively manage these particular issues?*

All relevant trees have already got TPO's on them. The Committee would like homeowners to be fully aware of TPO's prior to purchase.

- *The plan states "Urban Village" but the Committee would like to remind the developer that Willand is very much a rural community and that the development must take that into account.*

Mr Williams confirmed that the development has been specifically designed with Willand in mind and that the word Urban should not be a cause for concern.

- *The Committee has concerns over drainage of the site. The area for development is widely believed to be a flood plane with natural springs in places. Last year during the heavy rains, the area was under water for some time.*

The Committee were informed that the Land Drainage Officer at Mid Devon District Council will investigate this site fully in due course.

- *There appears to be no highway safety features around the central island of properties, such as rumble strips etc. This could become a racetrack without suitable approved road safety measures.*

Mr Williams stated that there would be no problem introducing highway safety features so long as they comply with the Highways Officer (Malcolm James). The Committee also stated that it would be appropriate to consider traffic calming measures into Jaycroft.

- *Prowtings have a good selection of alternative street lighting. Given that this is a unique concept, should not the street lighting reflect that status rather than bulk standard streetlights as currently exist. The Committee do not want to see standard street lamps in place. Some could be mounted on houses.*

Mr Williams was very happy to look into alternative lighting providing that they are up to adoption standards and provide enough lighting per regulations.

- *There are a number of landscaping areas on the plan. Who will maintain these areas? Also, the footpath should be on the outside of the landscaping and not on the inside as shown in a few places on the plan.*

This area will fall into highways adoption, therefore, the Committee will need to liaise with Malcolm James.

- *The Committee does not want to see all PVCu windows and doors. A reasonable mix of materials should be used on windows and doors, along with a variety of colours and keep to the cottage type doors as shown on the drawings.*

The windows will be made from PVCu but a mix of colours will be incorporated.

- *Any S106 agreement on the site should in the interest of good planning practice be considered by Willand Parish Council prior to it being approved.*

Mr Williams suggested that this was up to Willand Parish Council to deal with.

- *The Committee would wish to see full details of building materials and have some say in how these are to be applied. Colour of render would also need to be approved by the Committee.*

A detailed schedule of materials will follow and a blind copy of this document is to be sent by Mr Williams to Mr Dennis when the original copy is sent to Mrs Clifford.

- *It was noted that the contractors for the new development would have to pass through the existing development that is already occupied. The impact on these residents will be significant. Therefore, working practice conditions will need to be imposed to restrict working hours at weekends and evenings. The Committee would expect Mid Devon Planning Office to liaise with the Environmental Office on this issue.*

To facilitate this, Mrs Clifford would need to incorporate a build program into the conditions with details of working practice conditions.

- *The Committee would like confirmation on the order of the build and would suggest that the properties nearest the existing new development should be completed first to lessen the impact on the existing residents.*

This can also be addressed by Mrs Clifford under the conditions of build.

- *There appears to be an access point to Jaycroft between Plots 59 and 60 which raises some concern with the Committee. Please confirm whether this is pedestrian or vehicular access?*

This access will be pedestrian only.

- *The Committee expects £350 (as previously negotiated) per plot (now 94) plus an inflationary uplift of 3.5%. All the money (£34,051.50) is to be paid before the commencement of the development.*

The amount will be the agreed £350 per plot (94) which will be subject to an RPI inflationary uplift which has already been written into the S106 agreement. Subject to the occupation of the 40<sup>th</sup> dwelling, £350x82 will be due, and £350x12 will be due on the occupation of the 94<sup>th</sup> dwelling. The education contribution will be paid to Devon County Council prior to the occupation of the 20<sup>th</sup> house.

- *If the site is sold off to another developer, the build must be completed to the agreed build concept. This provision must be included in any S106 agreement.*

It was reported that nothing would stop another developer submitting a revised build scheme. The S106 agreement goes with the land. Mr Dennis to seek legal advice on whether this is practical.

- *The Committee suggests that where practicable, double length garages should be considered to lessen the impact of on street parking which is always a problem on new developments.*

Proposals are not keen to build double length garages as they are so often then converted for living space and can be unsightly. However, every effort has been made to utilise space at the rear of some properties with drive through entrances to courtyard style parking at the rear.

- *From the designs, some houses appear not to comply with recent legislation providing disabled access to and movement within every new home.*

All properties have to comply and will do so on the new development. In relation to disabled access etc, what provision is made for disabled parking.

NB: Since the meeting, Cllr Dennis in his role at Mid Devon, has raised additional concerns in relation to parking on secondary roads and the impact coupled with the criteria relating to disabled vehicles and parking, the regulation of which is effective from 2003/2004.