

WILLAND PARISH COUNCIL

PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE

MONDAY 5 AUGUST 2002 AT 7.30pm
IN THE ANNEXE OF WILLAND VILLAGE HALL

MINUTES

Present: Mr Vearncombe, Mr Maynard, Mrs Lane, Mr Spearing, Mr Roberts, Mr Hancock. Mr Dennis (District Councillor) and the Clerk were in attendance.

1. Apologies

None.

2. Applications

a. Amy Broadway, "Langarra", Dean Hill Road Willand, Ref 4/59/2002/1531

Siting of one mobile home and the installation of a hard standing and associated landscaping for occupation by a member of the Romany family on the land at the east side of Dean Hill Road.

Willand Parish Council recommends acceptance of the application subject to the second entrance not being used, there must be the same shared entrance in place and there are to be no more caravans on that site in the future.

b. Mr R A Marklew, 7A Silver Street, Willand, Ref 4/59/2002/1604
Outline planning for one bedroom bungalow.

Mr Spearing, Mr Roberts and Mr Dennis declared an interest in this application.

Willand Parish Council recommends refusal based on the grounds that the site will be far too overcrowded should this dwelling be built, with very little amenity land left at either property.

c. Stan Robinson (Stowford) Ltd, Willand, Ref 4/59/2002/1416

Use of land for commercial vehicle storage and parking at the Tiverton Junction in Willand.

Willand Parish Council discussed that any approval would have to be subject to a gateman being employed 24 hours per day to manage the vehicle entering the site, and subject to the company taking responsibility to the repair of the main road under the motorway bridge. Willand Parish Council would be happy for the parking of vehicles but not the servicing on this site. The emergency access to the nearby farm must be clear at all times, which on many occasions at the moment it is

not.

Willand Parish Council is aware that there is currently a service bay at the current site but the application does not mention this aspect of his business and only states use for parking purposes.

Therefore, it was decided that Willand Parish Council will defer this decision until such time as further investigations are made into this application. The Clerk is to advise the Planning Department at Mid Devon District Council.

- d. Mr C G Retter, Rydon House, Willand, Ref 4/59/2002/1152R**
Outline for the erection of a dwelling – revised application including enlarged residential curtilage. Further discussion required.

Mr Hancock declared an interest in this application.

A letter has been received from Mid Devon District Council giving the Council another opportunity to submit comment on this application as the Council's comments on the application system at the time of the original decision is not regarded as planning reasons to refuse the application.

Willand Parish Council accepts that the site was given approval for outline in 1998. Since that time, Mid Devon District Council in accordance with Government policies has laid down that as far as is possible, all future development will be contained within existing settlement areas. The criteria for this are set out in Appendix C of PPG3. The Council believes that there has been a fundamental shift namely in terms of density and the possible number of dwelling that could be developed (possible 5) on that site. Other changes include the establishment of a large entertainments centre (Diggerland) nearby creating a substantial increase in traffic movements at an already difficult and complex road junction. The Council would not wish to go against Mid Devon District Council policy and see 5 new dwellings in the countryside and were mindful of this when they made there representations to the Mid Devon Local Plan First Alteration. Therefore, Willand Parish Council believes that the mistake of 1998 should be rectified and refusal of this application is the only way forward.

3. Decisions

- a. Prowtings Homes SW Ltd, Ref 4/59/2001/1307**
Reserved Matters for the erection of 92 dwellings with associated garages and roads on land off Silver Street/Uffculme Road. **Approved.**
Noted.

Jaycroft – from the village end signposting is a problem potentially.

Westbury Homes – A copy of a letter from David Smith to Westbury has been forwarded to the Chairman of the Parish Council regarding the poor state of the entrance to the Prowtings/Westbury site. Mr D Maynard suggested that we back Mr Smiths letter. The Clerk is to follow up with a supportive letter to Westbury Homes as well as contacting Mr Smith to inform him of the Council's action.

There being no further business, the meeting was closed at 8.30pm.