

**WILLAND PARISH COUNCIL
PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE
MEETING HELD ON**

**THURSDAY 1ST SEPTEMBER 2005 7.30pm
AT THE ANNEX**

**Draft
MINUTES**

Present: Cllr Perrett, Cllr Davis, Cllr Adair, Cllr Hancock, Cllr Mander, Dist Cllr Dennis, Mr Tony Churchill representing Willand School as a Parent Governor, 15 members of the public, the Clerk.

Apologies: Cllr Maynard, Cllr Crook, Cllr Tancock, Cllr Crawford.

1. Declarations of Interest from Councillors

Dist Cllr Dennis and all councillors present at the meeting expressed an interest in application c.

Dist Cllr Dennis and Cllr Hancock expressed an interest in 3.

2. Applications

Chairman of Planning, Cllr Perrett asked if any members of the public were present at the meeting to hear the council's recommendations to items a and b on the agenda. As no public were present for these applications it was agreed to go straight to item c.

The Willand Parish Council were asked to introduce themselves. Cllr Perrett explained that the Willand Parish Council had applied for outline planning at this stage and not a full planning application as indicated by MDDC. The plans were far more detailed than required, but the council were testing the water to ascertain if the development of the land was likely to succeed. Nothing at this stage had been decided and participation from village members was of great importance.

A brief background of the MUGA was explained. The MUGA was originally being pursued by DCC along with the School. However funding ended and WPC felt it was a project worth pursuing. The school would use the MUGA during term time, but after school hours and at weekends the facility would be open to members of the public. It would be an all weather pitch, with floodlights, marked out for various sporting activities. The project would run with a full committee and a caretaker.

The Parish Council explained that they were here to listen to the views of the public. Being that the application was on the use of MDDC land the application would be considered by the MDDC planning committee and not delegated to a planning officer.

Residents wanted to know why the Planning notice was only displayed yesterday 31 August 2005, and some distance away from the proposed site? Dist Cllr Dennis understood it was up to the Parish to display the notice. WPC replied that an officer from MDDC planning displayed planning notices. Dist Cllr Dennis to look into.

Objections were raised as to why only residents living at number 15 and 16 received notification letters by MDDC. Why did WPC not inform residents of the meeting? Dist Cllr Dennis and WPC will ensure all residents receive letters in the future.

Residents were concerned with the lights, shining direct into their windows. Why could it not be built on the side of the school? In reply WPC explained that access would be a problem. The most feasible location was identified with access.

Why could the area of land next to the Tennis Court not be used? Dist Cllr Dennis explained that this area of land was put aside in the local plan for the use of a medical centre or shop.

Why could the area recently approved for a fourth Tennis Court not be used? Cllr Perrett explained this was an application submitted by the Tennis Club.

The Gables Lea residents made it very clear that they would all oppose the application as far as they can. They live in a quiet cul de sac where they could look out onto green fields and be free of traffic. Concerns were already there regarding the value of their homes. They were yet to find any one in favour of the project.

At this point Mr Tony Churchill introduced himself as a Parent Governor representing Willand School. Mr Churchill explained that due to the increased numbers of children on the school roll the school had plans for its own development making the school grounds unsuitable. As Willand and its surrounding areas had very few facilities and with obesity and health being an important issue in society today he certainly wanted to take advantage of this facility for Willand.

Residents wanted to know how much support there was for the project. The council reported that the results of the Parish Plan would soon be available with this information. Preliminary results show that parishioners would like to see more use of the sports field. Concerns were raised that after 6 months the area would attract drug addicts and vandalism. Cllr Perrett explained that the area would be locked at night, but a pathway would be present into the Parish field.

Residents of Gables Lea suggested their main objections to the MUGA was the car parking issue, and wanted it moved to another part of the field, nearer the school and using the school drive for access. Cllr Perrett explained that the project was not feasible without a car park.

Could the car park of the village hall be used? In reply Cllr Perrett said this was not an option, as the Village Hall is a charity and there were already many issues over its use as a private car park. Everyone agreed that it would be beneficial if it could be used. Residents were concerned that there would be an overspill of cars into Gables Lea preventing emergency vehicles access.

5 years ago the residents were informed the land would never be developed. In reply Dist Cllr Dennis explained that Bovis were wrong to say that as they have first chance to build on the land.

Willand Parish Council were keen to obtain a balanced view from all the Parishioners. The council were asked how many people it would take to put a stop to the plans. It was stressed that Willand has over 4,000 residents and views of all parishioners would

be taken into account. Cllr Perrett reminded the meeting that it was not a public debate but a planning meeting and detailed plans did not have to be submitted at this stage. At this point the Council was accused of not listening throughout the meeting and certain councillors accused of inappropriate behaviour. Cllr Perrett assured the members of the public their views and points were being taken onboard.

Throughout the evening it was agreed there was a catalogue of errors from MDDC. Dist Cllr Dennis apologised for those errors, but the members of the public at the meeting were assured that it was not a Parish Council matter and the WPC was not responsible for this. This application would be treated the same as any other planning applications. Dist Cllr Dennis explained that he was invited to the meeting to listen and identify for the good of the council and take on board all comments. All residents were asked to write individual letters to MDDC, of which would be made available to the WPC.

When questioned, Cllr Perrett confirmed the only expense incurred was the £265.00 planning fee. A Civil Engineer, at no charge, drew up the plans, and the only funding available to date was £10k set aside for floodlights. The cost of the development was likely to be in the region of £120K and would only go ahead if a grant application were received for the complete build. Work on this project could not proceed until a site has been secured.

After a long and heated debate, Chairman of Planning, asked for the Willand Parish Council to take a vote on the proposal. All in favour 4, against 1.

Cllr Perrett assured the residents that other options would be examined.

- a. Mr Isaac, 12a Harpitt Close, Willand Old Village.**
Ref 04/59/2005/01829
Erection of extension

The Willand Parish Council recommends approval.

- b. Mrs C Broadway, Langarra, Dean Hill Road, Willand**
Ref 04/59/2005/01765
Siting of 1 no. mobile home for Romany occupation and installation of hardstanding and septic tank

The Willand Parish Council recommends refusal.

The Willand Parish Council felt there is substantial accommodation without additional need for a further mobile home.

Should this application be approved the Council would like to see permission granted to the individuals and no further development allowed and the site cleared and reversed to open countryside should the current occupants move on.

