

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

**THURSDAY 23<sup>rd</sup> AUGUST 2007 19.30  
At Willand Village Hall**

**DRAFT MINUTES**

**PRESENT: Cllr R Perrett, Cllr G Davis, Cllr S Marrow, Cllr T Mander, Cllr C Davey, Cllr B Taylor, Cllr A Warne, Cllr S Eschele**

**IN ATTENDANCE: Mrs P Harrogate (Parish Clerk), 3 members of public**

**APOLOGIES: Cllr K Taylor, Cllr A Bush, Cllr N Crawford, District Cllr D Brandon**

**1. Applications**

- a. **BG Middleton Developments Ltd, Broadhembury**  
Ref 07/01601/FULL  
Erection of dwelling and garage.  
**Location: St Davids Meadow Park Willand EX15 2PL**  
**The Willand Parish Council have previously recommended REFUSAL to this application but appreciate that planning permission has already been granted and therefore would like to state their preference for this design over the original.**  
**In Favour of the application(3) Against (3) Abstaining (0)**  
**Chairman casting vote – refusal.**
  
- b. **Ms N Vines, Cottage Garden Nursery, Uffculme Road, Willand**  
Ref 07/01494/FULL  
Retention of a mobile home to provide accommodation for a horticultural worker.  
**The Willand Parish Council recommend APPROVAL**  
**Planning permission to be time bound and the situation assessed in 3 or 5 years time. Planning permission attached to applicant only and reassessed on sale of the business.**  
**For (8) Against (0)**
  
- c. **Mr M Wetherell, 18 Somerville Close, Willand, EX15 2PN**  
Ref 07/01500/ARM  
Reserved matters for the erection of dwelling with detached garage following approval of the Outline application ref: 06/01317/OUT  
**The Willand Parish Council recommend APPROVAL reiterating their previous comments of foliage to be planted to curb the noise of the motorway and mains drainage to be used.**  
**For (8) Against (0)**

**Previous conditions apply.**

## **2. Decisions**

- a. **Mr & Mrs Dubber, 44 Victoria Close, Willand, EX15 2PD**  
Ref 07/01055/FULL  
Erection of a conservatory  
**APPROVED**  
Noted
  
- b. **T J Palmer, 3 Sycamore Close, Willand, EX15 2SH**  
Ref 07/01026/FULL  
Erection of dwelling and garage  
**APPROVED**  
Noted
  
- c. **Mr T Neusinger, Thatch Cottage, Silver Street, Willand EX15 2RG**  
Ref 07/01076/LBC  
Listed building consent for various renovation works to outbuilding  
**APPROVED**  
Noted
  
- d. **Miss Schneider, 14a Beech Close, Willand, EX15 2SD**  
Ref 07/01165/FULL  
Erection of conservatory and garden shed  
**APPROVED**  
Noted
  
- e. **Mrs Jones, 47 Somerlea, Willand, EX15 2PY**  
Ref 07/01353/FULL  
Erection of extension  
**APPROVED**  
Noted

Meeting closed: 20.00

2 parishioners left the meeting.

Meeting recommenced 20.10

## **3. Preliminary discussion of representation to Mid Devon Area Development Plan following open meeting on 9<sup>th</sup> August 2007.**

### **Site A1**

**No objections** to this site as it has natural boundaries and is containable, it is a logical extension to the settlement, but the following conditions should be mandatory.

Housing on this site should be 100% rental, controlled by an RSL, legal documentation should be drawn up to ensure that Willand residents take priority on occupancy, then offered to people with housing needs in adjoining parishes. This legal agreement should include provision for the homes to remain as 100% rental under the control of an RSL.

The 30 mile an hour speed limit should be extended to include this site and Cottage Garden Nurseries.

A bus stop, adequate street lighting and footpaths should be put in place as should appropriate signage to define the Willand settlement boundary.

### **Site A2**

**Refusal of this site – recommend alternative below.**

South view WI2 to replace A2, this is a brown field site that is already allocated for affordable housing and retail – This site should be allocated for 100% rented affordable housing, controlled by an RSL. This site should incorporate a health centre. WI2 site should be extended to include the Fir Close site.

**Site E3 – Employment allocation. Housing allocation should be subdivided and included as Site A3.**

Housing should not be just for employees of Lloyd maunder. This should form a separate allocation Site A3 and the Parish Council recommend that these homes are located on land to the east of the railway cutting and are 100% rental controlled by an RSL, with legal documentation to state that Lloyd Maunder employees have priority with next priority going to those with a housing need in Willand.

Restrict vehicular access along Dean Hill Road, all traffic to access properties via Lloyd Maunder road.

Food park element of E3 should be located in WI1 (as allocated in previous local plan ) to ensure vehicle movement is kept to a minimum within the main settlement of the village.

The diversification of business stated for E3 should occur with no increase in HGV movement and should include usage of the existing railway line.

The weight restriction through the village should not be lifted ensuring that minimum amount of HGV's drive through the village.

It should be ensured that the footpath over bridge at South View Road be shown on the plan to ensure installation.

A logical link must be established between the existing industrial estate and the new industrial estate. There should be an allocation of land for this link at

‘Lazaron’ in accordance with the existing plan. W11 should have a highway link to Lazaron.

Any future expansion or alteration of TDG should ensure that the current property is turned around in order for the HGV’s to use new roundabout.

It has been noted that there has been no allocation in previous plans of facilities for the community – resulting in poor infrastructure, therefore land should be allocated for a health centre and recreational use – it is thought that The Gables is suitably situated for these allocations.

Cllr Perrett is to draw up a map to advise parishioners of the Parish Council’s recommendations, to be distributed with the Parish Magazine and a final vote will be taken at the next full council meeting on 13<sup>th</sup> September 2007.

**Meeting closed: 21.45**