

**WILLAND PARISH COUNCIL  
PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE  
HELD ON  
THURSDAY 11<sup>TH</sup> SEPTEMBER 2008  
At 20.35  
AT WILLAND VILLAGE HALL**

**Present:** Cllr Dennis, Cllr Perrett, Cllr Davies, Cllr Ursell, Cllr Crick, Cllr Eschle, Cllr Phare

**In attendance:** Mrs P Harrogate (parish clerk), 8 members of the public, Malcolm Turner (planning agent)

**Apologies:** Cllr Crawford, District Cllr Chesterton

## **MINUTES**

### **1. Applications**

#### **a. 08/01312/MFUL**

**Erection of 13 dwellings and 2 flats with associated access and parking (revised scheme)**

**Council depot, Park Street, Willand**

**Willand Parish Council recommend refusal of this application for the following reasons:**

Whilst this design is more suitable than the previous one, 57 units per hectare is as we recall outside the 30, 40, 50 units per hectare as agreed by MDDC 60 units are at the upper end of the government guidelines and were more in line with more city urban developments not rural villages. This is therefore over-development on a massive scale.

Willand Parish Council would like the parking area to be lit for safety purposes with the parking spaces to be allocated to the properties. The garden fence should be in a continuing line with the new trees planted inside of the fencing. This would also see savings on the long term maintenance costs of the numerous small patches of amenity land. The provision of rear access gates to remain.

This proposed development already being of very high density will with the 3 storey properties be, out of keeping with the area and could set a precedent. These increase height will also encroach on the privacy of neighbouring properties.

The ash tree that is proposed to be felled could be preserved in order to make the look of the development more aesthetic. The developers report concludes that this tree is decaying, the Parish Council would wish to see what MDDCs arboriculture specialist views are?

The Parish Council would like to ensure that conditions are put in place on how the six social houses are to be managed, so as to ensure that they meet local needs both in the short and long term?

The finish of the properties should be in a textured brick to ensure that they are in keeping with neighbouring properties on Station Road.

That the Leylandi hedge (3) must be kept in place to ensure privacy for existing neighbouring properties in Barns Close.

- b. Property number 32- the proposed boundary line is too close to the front door, a new wall and fence construction with at least a 4 foot between the House and the boundary is a must. The new garage for this property should have electric installed.

Plots 8, 9 and 11 have 3 bathrooms, this is a huge concern environmentally and should not be encouraged, the use of the space would be better used with larger / more bedrooms. This would also see running costs reduced in the longer term.

It is noted that property number 3 has allocated parking well aware from the property to the rear of the number 10 flat.

It is noted that an area to the rear of the main buildings adjacent to the new wall alongside the motorway wall has been set aside as a bin enclosure, is that where all wheelies bins etc are to be stored and kept? Given the arched entrance is its construction adequate to facilitate local refuse and Recycling vehicles?

**In favour of refusal – unanimous.**

#### **08/01389/TPO**

- c. **Application to fell 1 Oak and carry out works to 1 Oak protected by TPO 12/1973**

#### **26 Oak Crescent Willand**

**Willand Parish Council recommend refusal of this application** as there is insufficient information a full arboriculturalist report is required.

Should the application be one of approval then it is strongly recommended that a substantial new Oak Tree be planted within the area of the adjacent Woodland Trust site.

#### **08/01487/FULL**

**Removal of part (b) of condition 14 of planning permission 4/59/2005/02177/OUT to delete the need to provide link**

**road to adjacent land**

**Land at NGR 303681 111677 Willand**

**Willand Parish Council recommend refusal of the application for the following reasons:**

There should be an undevelopable easement to enable a road to be link through to the existing industrial units which abut the new business park. We have to look ahead and make provision for possible revised uses of structures and land mass We should not be seen as working in isolation, we need to plan and be prepared for future eventualities. That is whi at the outline stage both Parish Councils in agreement with the Planning Officer made such a provision.

There is no link from phase 1 to phase 2 of the business park this proposal this will create isolated sites, that is not acceptable.

Phase 1 cannot exist without an off site highway link in addition to the access via the roundabout.

**08/01486/FULL**

**Removal of part (b) of condition 13 of planning permission 4/59/06/1239/OUT to delete the need to provide link road to adjacent land**

**Land at NGR 303691 111419 South View Road, Willand**

**Willand Parish Council recommend refusal of the application for the following reasons:**

The link road and other conditions were agreed at the request of the Parish council not at the request of highways therefore this link should not be allowed to be removed just because as stated it was no longer required by highways this IS STILL required by the Parish Council .