

**MINUTES OF THE WILLAND PARISH COUNCIL
PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE
MEETING HELD ON THURSDAY 15th JANUARY 2009 AT 19.30
AT WILLAND VILLAGE HALL.**

**Present: Cllr E Dennis, Cllr R Perret, Cllr G Davies, Cllr R Ursell, Cllr R Phare,
Cllr N Crick**

In attendance: District Cllr Chesterton, Mrs P Harrogate (parish clerk)

Apologies: Cllr Eschele, Cllr Crawford

1. Applications

a. 08/02283/MARM

**Reserved matters for the erection of an industrial building (use class B1/B8)
(plots H1-H4) following outline permission 05/02177/OUT
Land at NGR 303776 111477 Mid Devon Business Park (off Four Cross
Ways Roundabout) Willand**

Willand Parish Council recommend approval with the following conditions:

- There should be only one access road which is Four Cross Avenue, this should be extended to the boundary line (that is, across the footpath so that it links with the land which forms phase two of the overall site)**
- The proposed area that is laid with shrubs has the potential to become an area covered with discarded waste and litter. Serious consideration should be given to ensure the overall maintenance of this and the wider area.**
- The building is in close proximity of the newly laid footpath, any damage caused by the proposed, or associated with this new development must be made good within the approved development time scale.**
- While the road access adjacent to unit H4 is not part of this application, its inclusion in the overall plan does identify serious visibility issues should it go ahead, the Parish Council believe that this secondary road is not adequate to accommodate the needs of large articulated trucks and vehicles. Also any new proposals to seek a second crossing across the footpath are wholly unacceptable.**
- There should not be more than the one link road to service the overall site, that is the one originally approved and which accords with the criteria as set out in the MDDC Local Plan.**
- Again while it falls outside the Red Line application site The PC have concerns about the access to Unit T. The PC believe ant access must be directly linked to the main link road Four Ways Avenue.**

The Parish Council would also seek clarification on the street name, Four Ways Avenue, With the major part situated in Willand, we as a PC have not been consulted?

b. Response to consultation regarding gypsy sites in Mid Devon

With regard to the sites located along Uffculme Rd (B3440), Site A1 and along Sliver St (New Site 3 & New Site 5).

These sites are widely accepted to be set aside for a small number of affordable homes. That in general we support the two preferred options, provided that is that the use of Affordable includes within its allocation the approved 40% rented housing. Also the allocation of the properties is based on Willand related families first, before letting further a field. In making that request we are aware that a trial letting structure is in place at MDDC, if that scheme is extended or revised we would wish, as a Parish Council, to be fully briefed as to the amendments and any impact they may have on what is in place at this time.

Gypsy site B3181 Merrimeade Farm

This site is, for a number of reasons, unsuitable for the indicated use of land. Given the facilities required to facilitate such a site it is unclear where the supporting infrastructure is to be found.

The section of road along the B3181 adjacent to this site is unsuitable for the addition of traffic crossing lanes at this point. The section of road has seen a number of accidents in recent years, to allocate this site so as to encourage larger slower vehicles to manoeuvre in an already excepted hazardous section of road is not acceptable.

For this allocation to come about significant road works would be required to provide a dedicated right turning lane and adequate visibility splays.

Lloyd Maunder Site

It is unclear what exactly this allocation consists of. The level of detail so far makes it awkward to make constructive comments. The one allocation for the site should not include both industrial and residential. Whereas the allocation for industrial is largely accepted, there is concern with regard to the provision of access for an increase in HGV movements along South View Rd. Willand already has a fully functional Industrial Estate, with a second partly developed. It also has the existing Lloyd Maunder complex along with Stan Robinsons Distribution Depot and the International Skins Company, in essence a third Industrial site.

Over the last 14 years much work has come forward in an effort to ease the impact of the annual 55,000 lorry movements along South View and Station Roads. A new five spur roundabout is in place but only four spurs are currently in use. Every effort must be made to ensure that the roundabout is fully operational and that all heavy traffic entering the village should be via the fifth spur off of the roundabout along an approved road network that avoids the centre of the village and the associated residential developments.

Given part of the overall site is outside the settlement line, will any development of that area be treated as an "exception" site? If so, will that site then be considered along the lines of the two other proposed sites and be used for Affordable Housing Development? Any new private residential development

should be associated with the sites allocated within the three main towns, Crediton, Cullompton and Tiverton.

An allocation for residential development has far reaching implication on, what is, a community with a disproportionate imbalance of infrastructure. Willand has resided to the position that the village can not sustain any further major residential development without the much needed improvements in infrastructure. Whereas the other proposed residential allocations in Willand are restricted by their size, this proposal is not. There is no indication of the proportion of the site that would be set aside for residential development. Neither does the proposal indicate the type of residential development. Therefore the allocation should be divided into its respective areas.

It is the view of this Parish Council that in order for development of the main market towns to serve the surrounding settlements properly. The respective settlements should be entitled to officially comment in the form of consultation regarding any proposed major development.

Alterations to the road network, various distributor roads and the associated industrial developments within and surrounding Cullompton could have an impact on Willand. The Parish Council would express its desire to be fully engaged in any such process to ensure that the concerns and interests of the village are fully considered.

We therefore ask that Willand be added to the various consultation processes in order that this community can be aware, and work together to achieve a meaningful outcome.

Meeting closed: 20.10