

**MINUTES OF THE WILLAND PARISH COUNCIL
PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE
MEETING HELD ON THURSDAY 28th MAY 2009 AT 19.30
AT WILLAND VILLAGE HALL.**

**Present: Cllr Crick, Cllr Dennis, Cllr Perrett, Cllr Ursell, Cllr Phare
In attendance: 2 parishioners, Mrs P Harrogate (Parish Clerk)**

1. Apologies

Cllr Davis, District Cllr Chesterton

2. Applications

a. 09/00663/FULL

13 Sycamore Close Willand EX15 2SH

Erection of a porch

Cllr Dennis declared a personal interest. Willand Parish Council are in support of this application, with the proviso that the materials to construct the porch match the existing building.

b. 09/00727/OUT

Land to the rear of Portway, Willand Old Village Willand EX15 2RW

Outline for the erection of 3 dwellings

Cllr Crick declared a personal interest. Cllr Dennis has asked MDDC whether the drawings are for illustrative purposes only.

After a full and open debate Willand Parish Council recommend refusal of this application for the following reasons:

- Urbanisation of the established rural village.
- Serious access issues – the plan indicates that approval would result in 4 houses, serve by one very narrow access road with no provision for a safe and adequate passing point.. The inadequate entrance and road also highlighted serious Health and Safety issues, in particular the lack of provision for emergency vehicles as well as a properly thought out turning head. While the plan shows two parking spaces per new dwelling, no provision is made for visitors? Deliveries traffic..
- The design is not in keeping with the rural old village bungalows layout which are unique and individual to the overall Old Village scene Like wise the layout out of Harpitt Close is special, it was when it was approved in 1995 and that special character should be protected, in line with a recent decision for a house in keeping with that as exists..
- There are concerns about the trees in the area in particular the mature mountain ash tree.
- Willand Parish Council consider that should this application be granted it would from a density view point represent overdevelopment, It also felt that the design of the proposed dwellings were not in keeping with MDDC Design Statement. The proposed properties would have an overbearing as well as a negative impact on a well established area of the village.

- c. **DCC – Removal of existing double mobile classroom and erection of three classroom extensions including cloaks and resource and circulation areas at Willand School Gables Road Willand EX15 2QL**
Willand Parish Council support this application but would prefer not to see render and would like brick work in keeping with the most recent phase. The parish council would like to know when this development will take place and if it is scheduled for the summer holidays what are the arrangements for the children to get safely in and out of the school whilst work is taking place. As a responsible authority DCC would presumably replace any trees that are removed with 2 new trees.
09/00623/FULL

Muxbeare Willand EX15 2RF
Erection of a two storey extension to existing bungalow.
No objection.

d.

3. Decisions

- a. **09/00391/FULL**
Quicks Farm, Uffculme Road, Willand EX15 2SA
Erection of roofing over existing silage clamp apron and collecting/feeding yard
APPROVED
Noted.