



Clerk to the Parish Council  
Mrs P Harrogate  
Tel: 01884 34285

## WILLAND PARISH COUNCIL

St Julitta Gables Road  
Willand  
EX15 2PL

### **MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 2<sup>ND</sup> JULY 2009 AT 19.30 AT WILLAND VILLAGE HALL.**

**Present:** Cllr Perrett, Cllr Davis, Cllr Ursell, Cllr Eschle, Cllr Mander, Cllr Crick  
**In attendance:** Malcolm Dudley-Williams, Mrs P Harrogate (Parish Clerk), 1 parishioner

**Following the resignation of the Planning Chairman from the Parish Council Cllr Perrett took the Chair and nominated Cllr Ursell as the new Planning Chairman, Cllr Ursell accepted the nomination, Cllr Davis seconded all in agreement.**

**Cllr Ursell took the Chair.**

#### **1. Apologies**

**Cllr Phare (work)**

#### **2. Applications**

##### **a. Presentation by Malcolm Dudley-Williams regarding an application for an enlarged roadside service –**

Mr Dudley-Williams presented the parish council with a plan outlining the proposed application for the area adjoining the existing service area owned by Moto. This site is allocated in the current local plan – he has been in consultation with the Highways Agency regarding the proposal as they have concerns about the increased activity at Swallow Court. The existing site is the only service station between M5 junction 27 and Barnstaple and it is anticipated that this will become a substantial roadside services – he wishes to integrate with the existing site – the building will be about 14,000 sq.ft with toilets, café tourist information centre and retail units such as florists or phone companies – the retail units will not be food stores as is dictated by the Highways Agency as this would make it a 'destination'. There would be 100 car parking spaces, 10 coach spaces and 10 caravan spaces, HGV's would not be allowed on the site. There is a proposed site for a new bus stop in a different location from the existing one. A new full sized roundabout would be implemented with all traffic

using this as the entrance to the existing and proposed developments. The Highways Agency insist that the overhead lighting should be improved and traffic lights installed at junction 27. Noise pollution wildlife and destination issues have all been addressed – if these documents are not sent Mr Dudley-Williams will forward these on. There is a potential to employ about 15 people.

There will not be a fifth spur on the roundabout. A traffic assessment has been undertaken and as it is an 'A' road it has to be a full size roundabout. The new site was presented as complimentary to the existing moto site but offering different services. The development will be 3.5 acres with the rest of the area landscaped.

It was clear that the application is a pre-cursor to an application for a food park to be built on the land north of Swallow Court. Mr Dudley-Williams stated that 12 percent of food comes from this area and hence his reason for wishing the food park to be in this location. The Government Office does not consider that it is a sustainable site but, there are currently 10 potential companies awaiting showing interest in the site.

Timescales – the application will be made in July with funding in place shortly the work would take place next year. Mr Dudley Williams considered it would be an attractive building with a water feature and landscaping – no signage would be put on the motorway as it is a roadside service not a motorway service area.

The Parish Council questioned the need for Greenfield development in both the case for this presentation of enlarging the services and the development of a food park. It was thought that the existing and declining services should be redeveloped to meet the current demand and that there was adequate empty industrial land already allocated in the area.

Cllr Ursell thanked Mr Dudley-Williams for his attendance.

**b. 09/00808/LBC**

**Mr P Young, Redgates Farmhouse, Old Jaycroft EX15 2TJ  
Listed building consent for partial demolition of boundary wall to  
widen vehicular access.**

Willand Parish Council recommend refusal of this application but would look more favourably if the application was to take 0.5 metre from each side of the wall therefore removing all of the red brick and using all excess stone mixed in with new to create dressed coins at the ends of the wall.

**c. 09/00676/FULL DEL**

**Land at NGR 304302 110191 (The Paddocks) Old Village Road  
Willand**

**Retention of change of use of agricultural land to provide 2  
permanent pitches for the use of gypsies and travellers including the  
construction of 1 double amenity block and formation of access.**

It is noted that this application is retrospective which is not stated on the application.

Willand Parish Council recommend refusal due to this highly vulnerable development being located in the flood plain as outlined in the applicants own report and confirmed in the response from the Environment Agency. In addition, there is a possibility of pollution from septic tanks during times of flood. Surface water going into the river means a possibility of contamination and poor access issues with inadequate highways through Willand old village.

d.

**To discuss tree preservation order document submitted to MDDC regarding trees surrounding the Mid Devon Business Park**  
Deferred to full council.

### 3. Decisions

Change of use of agricultural land to provide 12 permanent Pitches for the use of gypsies and travellers including the construction of 6 double amenity blocks and formation of access  
**Land at NGR 111759 Pleasant Stream Uffculme Road**  
**WITHDRAWN**  
**Noted**

Retention of 4 mobile homes and car parking and change of use of land for the siting of 4 additional pitches and amenity buildings  
**Langarra Dean Hill Road Willand**  
**REFUSED**  
**Noted**

**Cllr Eschle agreed to join the planning committee.**

**Meeting closed: 21.00**