



Clerk to the Parish Council
Mrs P Harrogate
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WILLAND PARISH COUNCIL

St Julitta Gables Road
Willand
EX15 2PL

MINUTES OF THE MEETING OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 13th AUGUST 2009 AT 19.30 AT WILLAND VILLAGE HALL.

Present: Cllr Ursell, Cllr Crick, Cllr Mander, Cllr Eschle, Cllr Davis, Cllr Barnett

In attendance: 12 members of public, County Cllr Radford, District Cllr Chesterton, Mrs P Harrogate (Parish Clerk), PC Rich, PCSO Simms

1. Apologies

Cllr Perrett (illness), Cllr Crawford (work), Cllr Phare (holiday)

2. Applications

a. 09/01052/FULL

Erection of 2 garages – The Coach House, 8 Silver Street, Willand EX152RG

Cllr Davis advised the council that initially planning was put in for parking and the PC at the time had concerns over visibility issues. Clerk to clarify where the garages are in relation to the house. No objections in principle. Cllr Mander proposed no objection if clarification is received that the garages will be where the current parking spaces are. A condition should ensure that any vehicle must exit the driveway in a forward position. Unanimous.

b. 09/01073/FULL

Variation of condition (3) of planning permission 06/00262/FULL to allow submission of surfacing and drainage details after first occupation of the development – Tag Southwest Ltd, Unit A Tag Business Centre

Clerk to see clarification from MDDC as the application is ambiguous and various Councillors had interpreted the details differently.

If the application is to complete the surfacing works, but with different material then this received unanimous support. However, Cllr Davis was not convinced that this was the proposal outlined in

c. the application and considered that surfacing should be completed

as granted in the permission as the current incomplete site was an eyesore.

09/01039/FULL

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 304986 111759 Pleasant Stream, Uffculme Road Willand

Cllr Chesterton clarified the planning process.

The Chairman invited the public to give their views on the application, the following points were made:

- There are already enough sites to meet government targets in the Mid Devon area.
- MDDC have put in a bid for a site with 9 permanent sites, any more sites would cause an imbalance with the traveller community outweighing local community.
- Uffculme Primary school is full, therefore pressure would be put on Willand Primary school.
- Issue with highways and the visibility splays.
- No footpath along the Willand straight – it is a government directive that people should be able to walk or cycle – there is a bus stop close to the site.
- Environmental – a high water table exists in the area and Selgars Mill is in Flood Zone 3 (high risk) which is a flood plain – the application site is a Flood Zone 1.
- Drainage – 120 litres per day discharge for each caravan has been allowed – the amenity blocks will have a lot of discharge probably nearing 180 litres. Outflow has to be clear of influence of other drainage devices – there are currently 2 septic tanks. Back up tank should be available to take 24 hours worth of sewage in case of problems.
- Wildlife will be affected.
- Anomalies in the plan and application form – amenities block states it is 6m square but the drawing shows an oblong building.
- Lots of accidents on the uffculme straight the visibility splays are not sufficient.
- No flood risk assessment has been supplied.
- Health facilities – waiting times currently of 2 weeks - any more residents will overstretch the facilities. 999 calls already take a long time (experience of a half an hour wait for a paramedic and another 20 minutes for an ambulance to arrive). The population is already too large for the current health system.
- Percolation tests were completed but it is unclear how many they support – it states it would support up to 40 residents. The application is for 12 pitches each pitch also supports a touring caravan this would make more than 40 residents.

The applicant's daughter advised that all local schools have been approached – Willand, Sampford Peverell, Uffculme and Clyst Vale – there is not an issue with intake. Mrs Hook, the applicant – thanked the council for looking at the application and giving it so much time and effort.

Cllr Davis stated that he had heard the issues raised by both parties and concluded that the issues for raised for Willand were as follows;

- The Parish Council need to prove beyond reasonable doubt that the 40 residents will not impinge on the surrounding properties.
- Drainage - where will the water go when it goes outside of the site – it states on the application that it will not affect adjacent properties, this needs to be proven.
- Health issues – there should be a S106 agreement in place for the surrounding parishes to gain financially in order to improve the infrastructure to support existing and additional residents.
- Highways issues – the planning officer should clarify that the highways authority find the proposals acceptable and that the visibility splays are wholly within their control.
- Brithem Bottom – when considering this application it was stated by the PC that the pavements were not suitable for residents to walk into the adjacent villages, to be consistent the PC should consider the same with this site.
- Environmental Agency – it is imperative that a report is produced by the EA as there would be concern about sewage system if the population is more than 40.
- Is there a requirement for a back up sewerage system or storage if the power supply fails?
- Could the development be phased to meet current traveller requirements?

Cllr Crick – website on the planning portal – DCC have said that there is sufficient capacity and they will not be requesting S106 monies for schools. EA will not support this application unless there is a flood risk assessment undertaken.

Cllr Radford clarified that he would be calling the application in to the planning committee at MDDC as requested by Halberton Parish Council.

Cllr Mander – are there adequate refuse collection points?

Cllr Chesterton explained the difference between a private site and a public site – MDDC have refused applications that have gone to appeal and the planning inspectorate has overturned the decision as MDDC have no public site as an alternative. Government have put a lot of funding in and MDDC have put in a bid alongside Plymouth and Torridge. Anyone can put it an application on private land – there have been several sites in MDDC and each will be looked at via the planning process on its on

merits.

Cllr Davis – this PC has supported this application previously and would like the majority of the observations clarified before the Parish Council make a decision. Cllr Davis proposed that the PC should ask for clarification on the points mentioned above and investigations made before a decision is made.

Cllr Mander seconded all in favour.

3. Decisions

Erection of extension – 14 Chestnut Drive, Willand
09/00770
APPROVED

Noted.

Planning meeting closed.

I believe these should be separate minutes.

Present: Cllr Crick, Cllr Ursell, Cllr Barnett, Cllr Eschle, Cllr Mander, Cllr Davis

In attendance: County Cllr Radford, 3 members of the public, Mrs P Harrogate (Parish Clerk)

Cllr Crick took the Chair

4. Environmental issues – Roundabout / Christmas Lights

Roundabout

Cllr Crick reported that money is available now (5K for this year) to put together a planting scheme that will fulfil the original plan signed off by the parish council in 2001.

The £38k originally discussed is not available at this time and Brian Holmes is going to do some work on this project. Brian wrote to DCC under the Freedom of Information Act and found a deed and agreement between Prowting Homes and DCC – Prowting had to pay DCC for the building of the roundabout along with £38k for the construction of landscaping for the next 15 years starting in 2000.

Maintenance was also agreed for this period. The standard has not been maintained and sponsorship was also to have been arranged – this has only been paid for one year and the money has not been chased.

There was also additional money put aside for grass cutting. £30k is given annually to MDDC for grass cutting – this could include all of the area around the new estate not just the roundabout. The roundabout should have been in keeping with the roundabouts in Crediton and Tiverton.

If this was agreed that it would be possible to enhance this current proposal if there was additional money available at a later point.

Cllr Crick proposed to go ahead with the planting scheme agreed in 2001 and gave permission for Eddie Dennis and Brian Holmes to follow up the additional money. Cllr Ursell seconded all in agreement.

Cllr Crick to advise Adrian Cook and Dave Huxham.

Christmas lights

In light of Cllr Phare's absence, the issue of the Christmas lights was deferred to Full Council in September.

Meeting closed: 21.00