



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 17th SEPTEMBER 2009 AT 19.30 AT WILLAND VILLAGE HALL.

Present: Cllr Ursell, Cllr Phare, Cllr Crick, Cllr Davis, Cllr Perret, Cllr Crawford, Cllr Barnett

In attendance: Mrs P Harrogate (Parish Clerk) District Cllr R Chesterton

1. To elect a Planning Chairman (due to Cllr Ursell being elected as Chairman of the full Council)

Defer to the end of the meeting

2. Apologies

Cllr Mander (holiday)

3. Applications

a. 09/01246/FULL

Replacement of existing timber windows and conservatory roof; erection of tiles pitched roofs over bay windows and alterations to barn to include timber cladding

Manor House, Old Village Road, Willand

Willand Parish Council recommend approval – unanimous.

b. 09/01295/FULL

Retention of 4 mobile homes and car parking and change of use of land for the siting of 4 additional pitches

Langarra Dean Hill Road, Willand

Willand Parish Council recommend refusal for the following reasons: lack of information on the drainage, a cesspool would not be a satisfactory solution for the drainage issues on a site this size as it would have to be emptied too regularly and is not sustainable as a permanent measure. Overdevelopment and issues with the turning circle as it is dual allocated.

c. 09/01039/FULL – REVISED DRAWINGS

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

Willand Parish Council are still seeking clarification of the previous point (attached) they would also recommend that the planning officer enforce a condition with an appropriate planting scheme.

- Previous points for clarification: The Parish Council need to prove beyond reasonable doubt that the 40 residents will not impinge on the surrounding properties.
- 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 – highways authorities – if they deem this suitable the planning officer should clarify this.
- 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 there should be a back up system in place.
- Could the development be phased ? – the need must be proven and met.

- d. 09/01326/FULL
Erection of ground and first floor extensions
2 Elmside Willand
Willand Parish Council recommend approval – unanimous.

4. Decisions

Town and Country planning act 1990 – section 247 – stopping up of highway at junction of South View Estate and South View Road Willand.

Noted

09/01104/CLP – certificate of lawful use for a proposed use or development – internal alterations and part conversion of garage to form additional living accommodation in accordance with submitted plans/drawings

Woodbury Harebell Drive, Willand

Noted

09/01231/PNAG – Prior notification for the erection of an agricultural building.

Land at NGR 303271 109755 (near Verbeer) Willand

Noted

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 Station Road

APPROVED

Noted

09/01052/FULL – Erection of 2 garages

The Coach House, 8 Silver Street, Willand

REFUSED

Noted

5. Allocations and Infrastructure Development Plan document.

To discuss the amendments to the plan and make representation during the consultation period

Simon Thornley from MDDC attended the meeting to answer Cllrs questions on the amendments to the core strategy that was adopted in 2007, MDDC first consulted on the issues and options report in July 2007 during this consultation the public and councils were encouraged to make representation on the proposed sites put forward. The possible sites looked at in Willand were the Uffculme Straight, the site on the B3181 and the Lloyd Maunder (Two Sisters) site – at preferred option stage the site on the B3181 was looked at – the expansion of LM/TS has been deleted from the plan and is not being considered as an option. The two remaining sites were both approved by Willand Parish Council at the initial consultation stage. The previous planning Chairman misread the map originally and the parish council did not appreciate the amount of land allocated on the B3181 – this site would be 100 percent affordable housing.

What happens next? MDDC will produce the final version and it will be published for consultation on 6th October 2009 from this date the parish council and individuals will have 6 weeks to make views to MDDC in writing – these views are sent on to a planning inspector along with the plan to see if the changes are necessary. If representation is made then the right is earned to attend the hearing. The inspector then makes a report with recommendations which is binding then the plan will be adopted as amended. A need would need to be shown to do this a new housing needs survey will need to be undertaken – the land needs to be available and a Registered Social Landlord will need to be found to buy the land at a reasonable rate. Priority would be given to local people then adjoining parishes, district need and then further afield.

Merrimeade site – MDDC are required to allocate 39 pitches over a 20 year period. A planning application was put in for 15 pitches and has now been reduced to 8.

Cullompton – land for a significant amount of housing and commercial properties has been allocated to the north west side of the town. There is currently an air quality issue on the main streets. The weight restriction is not a planning issue and is responsibility of the County Council, it is not the intention to promote traffic (particularly HGV traffic) through Willand hence the proposed improvements to the motorway junction.

The parish council would need to instigate a new Housing needs survey – Cathrine Simmons is the contact at MDDC.

To elect a Planning Chairman – Cllr Davis proposed Cllr Crick, Cllr Crick accepted the proposal, Cllr Phare seconded all in agreement.