



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 Planning, Lighting and Transportation Meeting of the Parish Council which took place on Thursday 15 October 2009 at **Willand Village Hall** at 20.00

Present: Cllr Davey (part), Cllr Davis (recorded minutes), Cllr Perrett, Cllr Barnett, Cllr Crick (part), Cllr Mander, Cllr Phare, Cllr Ursell, Cllr Crawford

In attendance: 7 members of the public

1. Apologies

None

2. Affordable Housing Needs Survey

John Scott introduced himself and explained that he worked for the Community Council of Devon; a charity based in Exeter. The organisation is funded by a number of District Councils, Devon County Council and ten Housing Associations.

John set out some statistics;

- **Average House Price in Willand**

Year	2007	2008	2009
Av. hse price	£176,000	£182,000	£185,000

This indicated that Willand's house prices had remained stable despite the economic conditions.

- **Affordable homes**

There are 147 affordable homes in Willand (about 10% of the housing stock of the village). The national average is 15-16%.

- **Previous housing surveys**

It was confirmed that the previous housing survey had been undertaken by MDDC in 2005. The recommendation of the report 2005 had been the construction of four 2-bed houses; two for low cost ownership and two for rent.

Cllr Davis and Cllr Perrett had always considered that the recommendation was low as the parishioners most in need had become apathetic to the system and did not always respond to questionnaires. Both Councillors wanted to ensure that alternative techniques were used to ensure that those in need made their representations. John Scott recognised this issue and confirmed that he had various methods for engaging more parishioners.

- **Way forward**

John confirmed that new survey would not cost the PC anything. It was agreed that an article on the survey would be placed in the Parish Magazine and the Editors contact details were provided to John Scott.

Cllr Barnett, Cllr Crick and Cllr Crawford agreed to form a small working party to liaise with John Scott in order to produce a bespoke housing survey questionnaire for Willand.

The target date for issuing the Survey will be with the Parish Magazine in January 2010.

3. Applications

a. 09/01448/out, Portway, Willand Old Village, Willand Cullompton – outline for the erection of 3 dwellings (Revised Scheme)

Cllr Crick declared a personal interest and took no part in the discussions.

After consideration of the drawings it was agreed that none of the fundamental issues discussed at the meeting of 28th May 2009 had been addressed. As a consequence, it was unanimously agreed that the comments made at that meeting should be retained and reiterated.

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, served 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.

4. Allocations and Infrastructure Development Plan Document

A member of the public indicated that the proposed site along Silver Street was larger than in the original consultation document.

Debate amongst the Councillors considered that the land was appropriate for a long-term allocation until 2026.

A member of the public asked whether the Council would be commenting on the site allocated for a gypsy site at Brithem Bottom.

It was agreed that an objection would be lodged with respect to the precedent set with agreeing an area of 22 hectares.

Both items would be submitted as a letter directly to the Inspector including a comment on the need to maintain the 7.5T weight limit through the Village.

Meeting closed: 21:35