



WILLAND PARISH COUNCIL

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MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE MEETING WHICH TOOK PLACE ON THURSDAY 25TH MARCH 2010 AT 19.00 AT WILLAND VILLAGE HALL.

- Present:** Cllr Crick, Cllr Ursell, Cllr Davis, Cllr Phare, Cllr Bartlett, Cllr Mander Cllr Wright
- In attendance** Tracy Leaman (Parish Clerk), 7 members of the public
- 1. Apologies** Cllr Davey
- 2. Applications**
- a. 10/00261/TPO
Proposal: Application to carry out works to 1 Ash tree protected by Tree Preservation Order 96/00014/TPO
Location: 30 Pear Drive Willand

The Parish Council would like to ensure that minimal trimmings are removed and that the official MDDC Arboriculturalist is in agreement with the opinion of Mr. Mark Williams, R & R Services (Devon).

- b. 10/00254/FULL
Proposal: Erection of extension to existing garage to form double garage and alterations to roof to form additional first floor accommodation
Location: 1 Victoria Close Willand

This application was discussed at length, with the following matters being raised;

- Interaction with the boundary wall (as MDDC Building Control has deemed is suitable for use as part of the structure). If any part does need to be rebuilt the 'diamond pattern' must be replicated.
- Altering the outlook and aspect of the properties opposite.
- Consistency with other applications submitted in the area.
- Consistency of building materials with other dwellings on the estate.

This was considered an essential requirement.

Following the debate Willand Planning Committee voted 4-1 in support of this application.

- c. 10/00346/FULL

Proposal: Erection of conservatory and detached garage and construction of new access
Location: Oakdale North Jaycroft Willand

Willand Parish Council supports this application, but would insist that the current access to the property is fully closed and that the hedge is fully restored along the full length of the property's boundary with Jaycroft.

d. 10/00387/TPO

Proposal: Application to carry out works to 2 Oak trees protected by Tree Preservation Order 97/00008/TPO
Location: 15 Worcester Crescent Willand

The Planning Committee is in support of this application as long as the MDDC Arboriculturalist is in agreement with Mr. Calvin Beck, Blackdown Tree Services.

3. Update on Mid Devon Business Park

Ex-Councillors Dennis and Perrett and retiring Cllr Davis presented the background to the planning and development issues associated with the Mid Devon Business Park. The matters explained included;

- The reason for the 'industrial sized' roundabout at Four Cross Ways, in regard to accommodating the traffic into the Business Park.
- The need for a 'through road' into the Phase 2 development land in order that it can also be accessed from the roundabout and not via Station Road. It was explained how DCC and MDDC had failed to prevent a ransom strip being created which currently prevents the through route.
- How access to the eastern boundary of TDG had been deleted and how this would have allowed this plot to be focused on the new Business Park if it was redeveloped in the future.
- The Local Plan shows a link through 'Lazeron' between the Phase 2 development and the existing trading estate. If the 'through road' is completed, this would allow the existing trading estate to access the roundabout without access to Station Road. The reduction of HGV's on Station Road has been a long-term aim of the Parish Council.
- The current 'ransom strip' isolates a development plot. The current application for diverting the footpath will remove this isolation and allow direct access from the Phase 1 development. If the footpath diversion is allowed to be implemented then the chances of completing the through road is limited.
- It has always been the requirement of WPC for high-quality brick and tile buildings to be located immediately adjacent to the roundabout to mask the industrial buildings behind.

- It is a planning requirement for the landscaping works to be completed ahead of the development.
- A substantial sum of money is held by DCC to provide a footway across the bridge on Station Road. This work must be completed by 2012, otherwise the Developer may be able to recover the monies. WPC to ensure that the money is spent on the necessary infrastructure.
- The Developer had undertaken to provide £5,000 towards landscaping on the roundabout. It is not clear whether this payment had ever been made.

In addition, the matter of foul water sewage issues that have occurred since the construction of the Business Park were discussed and it was agreed that these needed to be resolved immediately. WPC should resist further development of the site until these matters are resolved satisfactorily.

Cllr. Crick proposed that to ensure the Business Park get suitable attention a Working Group should be set up (made up of Councillors and interested residents) to ensure that the Development progresses in accordance with the Planning Conditions.
Meeting end 20.08

Ray Ursell
Chairman of Willand Parish Council