



WILLAND PARISH COUNCIL

Clerk to Parish Council Mrs T Leaman, 11 Cornlands, Sampford Peverell,
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THE MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 26TH AUGUST 2010 AT 19.00 AT WILLAND VILLAGE HALL

MINUTES

Present: Cllr Crick, Cllr Ursell, Cllr Phare, Cllr Bennett, Cllr Wright, Cllr Baker

In attendance: Tracy Leaman (Parish Clerk), Simon Tweedy (Lewis Foster Lewis Architects), 3 members of the public

Cllr Crick expressed an interest and therefore and took no part in the discussions, Cllr Ursell Chaired the meeting.

1. Apologies: None

2. Applications

a. 10/0121/FULL

Proposal: Erection of 4 dwellings and associated works following demolition of existing bungalow

Location: Portway Willand Old Village

The Parish Council discussed this application at length and unanimously decided not to support this application for the following reasons:-

1. Under new Government guidance, residential gardens have now been removed from the definition of previously developed (brownfield) land. However, once the current bungalow has been demolished the site will once again be considered previously developed (brownfield) land. This provides a loophole for any developer to buy a large plot, demolish the existing building and then claim that the whole site is brownfield. The committee felt that the changes in legislation did not intend this to happen.

2. Although some trees on the site are protected by Tree Preservation Order 08/00003TPO the committee was concerned that applications have been received in other areas of the village from parishioners wishing to remove protected trees in their gardens due to the mess they cause and the light they restrict from

their property. There was also concern that the Devon Bank will have to be realigned during the building process. We also believe that a clear statement as to how many trees will be removed from the site should be provided.

3. Parking, although some parking has been provided for each property the committee was concerned that visitors and delivery vehicles to the properties will park in Willand Old Village, causing congestion rather than drive on to the site.

4. The effect of the appearance of the proposed properties on Willand Old Village in this area, two storeys in an area of bungalows. Two of the proposed new houses are facing away from Willand Old Village and the back of the houses will provide the street scene facing Willand Old Village.

5. The approval of such a development will set a precedent for future developments in the area, there are a number of properties with similar sized gardens in the vicinity.

6. The committee was also concerned about the timing of the application. August is a month when many residents who might wish to comment on such a development are away. Is it possible to extend the consultation period during the holiday months?

3. Decisions

a. 10/00877/FULL

Proposal: Installation of Air Source Heats Pumps to run central heating/hot water domestic system

Location: 1,5,8,9,13,15,16,17,19-21,25,31-33,36-38 Fir Close;
8,14,17,19,29,30,33,35 Park Street,
2,5,6,16,18,20,22,23,27,30,31,32,36,37,38,40,50,53,54,61,63,64,65
,67-74 Somerlea; 2,3,7,8,38 Barnes Close and 11 Somerville Park
Willand

Permission granted

b. 10/00933/FULL

Proposal: Erection of a conservatory

Location: 6 Blenheim Court Willand

Permission granted

Meeting closed 19.53

Cllr Ray Ursell
Chair Willand Parish Council