



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 24th MARCH 2011 AT WILLAND VILLAGE HALL AT 19:00

MINUTES

Present: Cllr Crick, Cllr Ursell, Cllr Phare, Cllr Wright, Cllr Baker, Cllr Crawford, Cllr Mander, District Cllr Chesterton, Jonathan Guscott, 2 members of the public

Cllr Crick welcomed Jonathan Guscott, Head of Planning and Regeneration at Mid Devon District Council to the meeting and thanked him for attending.

1. Apologies: None

2. Applications

a. 11/00327/FULL

Proposal: Conversion of 1 dwelling into 2 dwellings (Revised Scheme)

Location: Sunnyside Uffculme Road Willand

No objections although the Planning Committee observed that there will be an increase of traffic through the existing narrow entrance which has limited visibility. The committee also queried the siting of the 2nd fuel tank to the property.

b. 11/00358/FULL

Proposal: Erection of single storey extension to rear and installation of doors and Juliette balcony to first floor side elevation

Location: 6 Poppy Close Willand

No objections to this application.

3. Appeals

a. 10/01217/FULL

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

Location: Portway Willand Old Village

4. Decisions**a. 11/00035/FULL**

Proposal: Erection of two storey extension

Location: Hartsholme Park Street Willand EX15 2PS

Permission granted

b. 11/00087/FULL

Proposal: Conversion of existing conservatory into single-storey summer room and erection of replacement conservatory

Location: Goldward House Somerville Road Willand

Permission granted

c. 11/00127/FULL

Proposal: Erection of an extension

Location: 3 Worcester Crescent Willand

Permission granted

5. Willand Housing Needs Survey

John Scott emailed the Housing Needs Survey he brought along to the last planning meeting and 3 different covering letters to Cllr Crick, Cllr Crick provided the Planning Committee with copies of the letters and Cllr Crick confirmed he thought the 'Sandford' letter the most suitable. The committee are to consider the letters and forward their comments to Cllr Crick. **Action Committee**

6. Bus shelters

A quote has been received from Queensbury, £165.00 + VAT for the company to attend and clean shelter or £18.24 + VAT for cleaning material and postage. The committee decided that the most effective option was to purchase the cleaning materials and clean the shelters themselves. **Action Clerk**

7. Mid Devon District Council planning issues

Cllr Ursell explained that Jonathan Guscott was attending the meeting to address the concerns raised by the Planning Committees at its last meeting.

There followed a long and detailed discussion covering the following five areas, Portway planning, Discussions with Mid Devon Business Park, Park Street S106 agreement, Bamber Trailer land opposite TDG and the paperless planning system.

Two specific actions were guaranteed by Jonathan Guscott.

1. To report back on the timing and contacts of the S106 agreement.
2. Unreadable documents on the Mid Devon District Council Planning Portal.

Discussions in these five areas are still ongoing and reports will be made to the Parish Council when progress is made.

1. Portway Planning – Willand Planning Committee thought the 3 minute speaking time inadequate. Jonathan Guscott stated that the 3 minutes speaking time is only a part of the representation, the Parish Council can also write to and speak with the Planning Committee and their Ward Councillors. Cllr Ursell also raised concern about the length of the meetings. Jonathan Guscott confirmed that the new Planning Committee will discuss this matter at its first meeting and stated that the Parish Councils observations are included in the Mid Devon District Councils presentation which should not be a biased presentation as they present from all sides involved. Jonathan Guscott confirmed that 60-70 applications a year go before the Planning Committee and they are usually the ones causing the public concern.

2. Discussion with Mid Devon District Park - Cllr Ursell stated that the Parish Council is concerned that the new method of decision making concerning planning applications at the Mid Devon Business Park may cause Mid Devon District Council to loose sight that a hydrological survey is a condition of the next planning application. Jonathan Guscott stated that he was fully aware of the situation.

3. Park Street S106 Agreement – The Parish Council was disappointed that the number of affordable houses to be released was changed without consultation or the opportunity for the application to go before the planning meeting. Jonathan Guscott confirmed that once an undertaking takes place between two legal persons that undertaking cannot be breached. Mid Devon District Council is to work out where the break down in communication arose and to renew its procedures to ensure that such a situation does not arise again.

3. Bamber Trailers land opposite TDG – The Parish Council was concerned that Mid Devon District Council had rejected earlier version of the plans. Jonathan Guscott confirmed that the applicant would have been given the Officers advice/opinion not a Mid Devon District Council decision and that all developers should speak with the community about their plans before they speak with Mid Devon District Council.

4. The paperless planning system – Jonathan Guscott confirmed that the consultation exercise had been worthwhile as lots of issues had been raised. Mid Devon District Council will be staying with a paper system for the next two years with a final review before the end of the two year period. Jonathan Guscott confirmed that he will check how plans are scanned to see if the orientation can be changed and confirmed that staff should not be scanning items on graph paper. Potentially planning fees will change and could include paperwork fees.

8. Park Street S106 agreement

See above

9. HGV weight limit

Cllrs Ursell and Wright have not yet had the opportunity to investigate and will update the committee at the next meeting. **Action Cllrs Ursell and Wright**

Meeting closed: 20:50
Clr Ray Ursell
Willand Parish Council