



## WILLAND PARISH COUNCIL

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### THE MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 25<sup>TH</sup> AUGUST 2011 AT WILLAND VILLAGE HALL AT 19:00

#### MINUTES

1. **Apologies:** Cllrs Crick, Ursell, Phare, Mander, Warren, Firkins, Mr. Jim Hall, Mr. Eddie Dennis - Support Volunteer, 6 members of the public

2. **Co option** Jim Hall - approved unanimously

3. **Applications**

a. 11/01208/FULL

Proposal: Retention of agricultural building

Location: Land at Grid reference 303271 109755 (Nr Verbeer Manor) Willand

The committee had no objections with this application, although the question was raised – following the recent approved application to store portable toilets on site is the land agricultural or industrial, is an agricultural building appropriate on an industrial site?

b. 11/01015/FULL

Proposal: Erection of 4 houses and 4 flats with 13 additional parking spaces

Location: Garages and Parking Area Fir Close Willand

#### Observations

- 5 members of the public were present as objectors to the application – there were no supporters. The strength of feeling is difficult to convey and we will be explicitly inviting our ward members to come to meetings where applications of this nature are discussed so that they can understand and therefore represent the village accordingly.
- In Park Street, MDDC recently gave away affordable housing back to the developer on the grounds that here was no proven need in Willand and that MDDC didn't have funds to buy the properties from the developer. Within a matter of weeks this application was presented, why is funding available now

and the need has still to be proven? The committee will not know if social housing is needed until the Housing Survey is completed

- In the Park Street discussions, flats were not seen as appropriate or desirable as affordable properties
- The houses originally built for RSL in Park Street are presently still unoccupied
- Will the houses be sold or be available for ‘right to buy’ in the future, thus removing affordable housing again?
- The Village prefers a pepper pot approach - social housing dotted amongst private housing.
- Would Willand residents get the first opportunity to rent or will the houses be offered to anyone?

### Objections

- The site is not part of the Local Development Framework
- This development would cause serious parking problems within an already congested narrow road which in part has no pedestrian path and which is a main route to the school for about 1/3 of the pupils. There are already serious problems in accommodating the dust carts and recycling vehicles, not to mention emergency Services. Due to the reduced width of the road, the proposed additional parking adjacent to the bungalows will be offset by the loss of the car park, loss of road spaces where the new parking is proposed and an increase in vehicles in the area as younger families move in. The 6 parking spaces under the flats are very small and will be difficult to access. We believe that the end result will be a more congested area with difficulty for drivers as there will be insufficient room to turn a vehicle around. We note that the Highways Authority has recommended refusal of this application
- Willand is one of the most densely populated area in Mid Devon District Council. The proposals appear to represent further serious over development. The three story concept has already been firmly rejected by MDDC on the adjacent Bamber Trailer site.
- There is no gas supply in Fir Close which will lead to higher heating costs for residents
- There is not sufficient landscaping
- The design is not in keeping with the area
- The development will introduce more residents, including school children so putting more pressure on local health, education and other services.
- The area under the flats will invite anti social behaviour
- Mature trees will have to be removed
- The area already suffers with drainage problems from the Bamber site, are the drains adequate?
- The design will be difficult to maintain due to the height of buildings – rendering maintenance, etc.
- There will be a loss of public open space

- The three storey development will overlook neighbours
- The development will generate excessive noise, and dust during the building process which will last for a considerable period of time
- Potential issues regarding the access of refuse bins especially in the undercroft parking areas
- HGV's will be delivering material for over a year, a number of health and environment issues will be caused during the period of development – these will need to be address are part of the planning agreement
- The resident of house number 33 will be losing some of the garden where he has lived for 30 years

**c. 11/01266/TPO**

Proposal: Application to fell 1 Oak and 1 Sycamore tree protected by Tree Preservation Order 73/00012/TPO

Location: Land at NGR 303251 110814 (Play Area Adjacent 14 Maple Drive) Meadow Park Willand

The Planning Committee supports this application.

The Planning Committee would like to reiterate that it thinks it is unfair that it cannot see the comments submitted by parishioners on the planning portal.

**4. Appeals**

11/00846/FULL

Proposal: change of use of dwelling to 2 dwellings

Location: 22 Chestnut Drive Willand

The committee unanimously agreed that a letter should be written to the inspector objecting as sent to Mid Devon District Council previously.

**5. Decisions**

**a. 11/00919/ADVERT**

Proposal: Advertisement consent for the display of 1 non-illuminated sign

Location: Mid Devon Business Park (Four Cross Ways Round About) Willand

Permission granted

**b. 11/00802/FULL**

Proposal: Retention of enlarged access

Location: Kenton Willand Old Village Willand

Permission granted

**6. Willand Housing Needs Survey**

The survey forms have arrived and will be sent imminently. Cllr Firkins offered the use of his database to highlight the importance of completing and retuning the survey. Cllr Crick will ask the school to include details in its newsletter. Cllr

Crick also urged all Cllrs to ask their neighbours to complete the survey. The Clerk is to re email all the community groups in the village. **Action Cllrs Firkins, Crick, Clerk**

#### **7. HGV weight limit**

This item will be added to the next Full Council Agenda to seek approval for funding.

#### **8. The Gables**

Cllr Ursell has requested a meeting with Alison Fish and the Conservation Officer of Mid Devon District Council, Cllr Ursell has not yet received a response. Cllr Mander suggested the Clerk post a letter of request to Alison Fish. **Action Cllr Ursell, Clerk**

**Meeting closed: 21:46**

**Cllr Ray Ursell**

**Willand Parish Council**

**“The committee had no objections with this application, although the question was raised – following the recent approved application to store portable toilets on site is the land agricultural or industrial, is an agricultural building appropriate on an industrial site?”**

There was a challenge to the notes stating that they are incomplete and do not fully reflect the discussion and our agreement. On reflection, the Parish Council agreed and the comments were replaced with the following.

**The committee has no objection to this application although two questions were raised.**

**1) Following the recent approval for the storage of mobile toilet on a specified strip of land, we note that, had the said building been constructed in accordance with the original application, it would have been on what is now deemed to be industrial (B8 Storage) land. This application effectively moves the building out of the boundary of the storage area. Are we therefore to assume that the building is now to be used purely agriculture?**

**2) Will the agricultural equipment stored in the building cause extra traffic on the B3181 junction when it is moved for use and returned after use? Are these movements restricted until the completion of the upgrade to the entrance?**