



WILLAND PARISH COUNCIL

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THE MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 24TH MAY 2012 FOLLOWING THE ENVIRONMENT MEETING AT WILLAND VILLAGE HALL

MINUTES

Present: Cllr Crick, Ursell, Warren, Dennis Wilcox, Metherell, volunteer – Brian Holmes, Tracy Leaman (Parish Clerk), 1 member of the public

1. Apologies: Cllr Firkins - Cllr Firkins joined the meeting at 20:02

2. Minutes of the meetings held

Thursday 10th May Planning Committee, proposed by Cllr Warren, Seconded Cllr by Cllr Dennis, unanimously agreed although, Cllr Warren stated that as Vice Chair he should have Chaired the meeting in Cllr Crick's absence.

3. Applications

a. 12/00636/FULL

Proposal: Erection of 6 dwellings with 15 new parking spaces (Revised Scheme)

Location: Garages and Parking area Fir Close Willand

Brought forward from 10th May

Cllrs Wilcox and Dennis declared an interest.

Willand Parish Council totally refutes the opinion that there is a "dire" need for affordable homes in the village. The recent housing survey revealed that 9 rented homes are required over the next 1 – 5 years. Compared to the current number of residences, just over 1,400 a need of only 0.6% is hardly "dire".

In a pre application meeting with MDDC planning department Willand Parish council clearly made its views known that this application was flawed. It appears that this advice has been ignored.

Willand Parish Council is not against the provision of affordable, social housing but the site of this application is totally inappropriate.

Willand Planning Committee is of the opinion that there are too many proposed dwellings for this site, which would result in the site being overdeveloped. The proposed dwellings are not at all in keeping with other properties in the area, the gardens are nowhere near as large, making the proposed dwellings 2nd class citizen accommodation. The committee is of the opinion that the current social housing stock should be managed in a more efficient manner, ensuring that more family homes, the type which are needed, would be available.

Such a large development would have a large impact on car parking in the vicinity, of the 15 proposed new parking spaces allocated, 6 current spaces would be displaced making the true number of increased parking spaces 9.

The site of the proposed development is a popular route to the school for a large number of pupils and the roads in the vicinity are already very congested, the problems with emergency vehicles, refuse lorries and recycling vehicles navigating the area would be compounded. There is a real lack of pedestrian footpaths in Fir Close and the additional traffic is a real safety concern. The committee would also like to ask whether the Police have been consulted regarding the highway implications.

The committee is concerned that should the application be successful the social needs for the householders would not be met. The School is full to capacity, there are no jobs available in the village, medical services in the village are currently inadequate and public transports routes through the village are being cut back severely.

If the development were successful the village would also lose another valuable green area in the village.

It was also felt that the proposed two 1 bed properties would impact on the amenity of existing properties 32, 24, 25 and 26 due to their close proximity and overlooking.

The committee are also concerned that the resident of number 33 will lose some of his garden. The resident has lived in this property for at least 40 years and shouldn't have to face this situation.

There are 6 properties that currently have parking rights on the existing car park. Will this agreement be revoked or will these 6 residents have a veto right against this plan?

Whilst viewing the supporting documents the committee became aware that a cycle/bin store appeared on one document but not another. There does not appear to be a secure area allocated for bins and cycles for the two 1 bed properties.

The Cllrs unanimously objected to the application.

Due to various inconsistencies and confusion surrounding changing plans, the Parish Council will ask the District Council ward members to attend a viewing of all associated documents in person at MDDC Offices.

20:35 one more member of the public joined the meeting

b. 12/00675/FULL

Proposal: Erection of dwelling

Location: Oakdale North Jaycroft Willand

The Planning Committee would like to recommend that only significant associated documents to an application should be available for viewing on the portal. The website for this application is very confusing with multiple plans, revisions etc. What plan is Willand Parish Council expected to comment on?

Willand Planning Committee unanimously rejected this application, as it considers the proposed dwelling to be too large and overbearing and it would be in an area of the village that was set aside as a walk way for all of the parishioners to enjoy. The committee also feels that an Arboriculturalist report is a necessary requirement with the application, especially as the vehicular access to the property would have to be improved.

It is felt that the current 2nd entrance to this site is in breach of previous planning permissions.

It has also been reported that there are already excessive traffic movements connected to this site.

4. Decisions None

5. Outstanding Devon County Council matters:

To be discussed in further detail on Thursday 14th June

Cllr Warren explained the details in the proposed letter to District Cllr Radford. Cllr Dennis stated that the lighting questions been going on too long and that any meeting should be held in Willand, the attendees can then be taken around the village and shown which lights can be turned off in exchange for lighting at junctions. Cllr Crick asked if the committee was clear of what was required. Cllr Warren explained how the paths could be widened and confirmed that Lester Willmington of Devon County Council has accepted that it was right that the paths be widened in this way. Cllr Dennis confirmed that once widened the paths need to be maintained as such. Brian Holmes asked if the Parish Council should write to the householder of the offending hedge requesting that it be cut back. Cllr Warren stated at Devon County Council should ask the householder to cut the hedge and proposed sending the letter to County Cllr Radford, this was seconded

by Cllr Dennis and agreed unanimously. Two Parish Cllrs will be required to meet the Devon County Council representatives.

6. Maple Close

Mr. Jonathan Guscott's response – The Parish Council has still not received a response regarding the original query, who in Mid Devon District Council said the Parish Council had approved of the planting of the trees. Cllr Dennis confirmed that there is a planning issue as the tree stumps that should have been removed were left. Brian Holmes suggested the Parish Council write to Adrian Cook and Jonathan Guscott of Mid Devon District Council, asking what is happening and the likely time scale, the parishioners can then be kept informed. Following a discussion Cllr Crick offered to write to Jonathan Guscott. **Action Cllr Crick**

7. Portway

Cllr Ursell confirmed that the Mid Devon Planning meeting at which the Portway decision was made was a shambles. Cllrs Dennis and Warren are submitting documents containing their observations and views. Cllr Ursell is submitting the additional documentation raising the Parish Council concerns with the planning system, detailing the Portway, Verbeer Manor, Maple Close and Park Street applications. Cllr Crick asked what official steps are required, Cllr Ursell confirmed that the documents will be sent to Kevin Finan the Chief Executive of Mid Devon District Council first. Kevin Finan's response will then be added to the Parish Councils documents and submitted to an independent body. Cllr Dennis confirmed that this is a golden opportunity to sort the problems out. All Cllr voted in favour of the approach. **Action Clls Warren, Dennis and Ursell.**

Meeting closed: 21:49

Cllr Nigel Crick

Chair Planning Committee