



## WILLAND PARISH COUNCIL

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### THE MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 13<sup>TH</sup> SEPTEMBER 2012 FOLLOWING THE FULL COUNCIL MEETING

#### MINUTES

**Present:** Cllr Crick, Ursell, Firkins, Warren, Dennis, Metherell, Wilcox, volunteer Brian Holmes Tracy Leaman (Parish Clerk), Cllr Phare joined the meeting although not a committee member

1. **Apologies** - None

2. **Minutes of the meetings held**

Thursday 23<sup>rd</sup> August 2012 Planning Committee – Cllr Warren proposed signing the minutes as a true and correct record, Cllr Ursell seconded, agreed.

3. **Applications**

a. 12/01071/MFUL (Halberton)

Proposal: Change of use from agriculture to solar farm with agriculture to generate up to 3.08MW of energy

Location:

Land at NGR 302039 111983 (Nether Mill Farm) Willand

Cllr Crick stated that whilst the planning committee welcomes being able to submit observations on applications in neighbouring parishes, the committee strongly feels that paper copies of the documents are a fundamental part of this process and is against any moves to “electronic only” applications. Any extra costs incurred should be passed onto the applicant.

Following a discussion Cllr Warren proposed objecting to the application, Cllr Ursell seconded, the decision was carried by 5 Cllrs.

Willand Parish Council objects to this application as the issue of security has not been adequately addressed by the developer. Willand Planning Committee would like to ensure that the site is screened by a substantial hedge. As well as helping with security

this would also stop the development causing a distraction to vehicles passing by.

It is noted that the site is on a flood plain and Willand Parish Council is of the opinion that the developer should indemnify the local ratepayers against paying for any remedial work to the site in the event of a major flood. Should the application be successful Willand Planning Committee would like a condition made that the land reverts to agricultural land if the solar farm closes in the future. There is also grave concern that a precedent could be set and all of the fields surrounding Willand and neighbouring parishes will be similarly used.

**b. 12/01141/FULL (Halberton)**

Proposal: Installation of air conditioning condensing unit

Unit: EDF Energy PLC Unit C5 Ethmar Court Cross Avenue

Cllr Warren proposed no objections, Cllr Dennis seconded, unanimously agreed.

**c. 12/01204/FULL**

Proposal: Retention of single garage and hardstanding for one vehicle

Location: The Coach House 8 Silver Street Willand

Cllr Dennis declared an interest.

Cllr Warren proposed objecting to the application, Cllr Metherell seconded, those able to vote agreed.

It was felt that there are currently issues concerning access to the neighbouring property No 9 Silver Street which this application will only exacerbate. There were also concerns regarding visibility onto Silver Street from the property.

**4. Decisions**

**a. 12/00968/TPO**

Proposal: Application to carry out works to one Pine tree protected by Tree Preservation Order 00/00008/TPO

Location: Old Jaycroft Farm Jaycroft Willand

Permission granted

**b. 12/00967/FULL**

Proposal: Re-roofing and raising of roof height by 2.25 metres

Location: TDG Novacold Unit 14 South View Estate Willand

Permission granted

**5. Grit bins –**

Cllr Firkins is liaising with County Cllr Radford. Three possible sites have been identified near the worst affected areas by the Post

Office and the bend outside of the house where there is no paving. The sites are alongside the Old School House, Devon County Council land, the entrance to the church, Mid Devon District Council land and to the side of the Townland bus stop, Mid Devon District Council land. Brian Holmes asked if the grit bin could be positioned near the raised bed that the Parish Council has recently adopted. Cllr Firkins will continue liaising with County Cllr Radford and report back to the Parish Council. Cllr Firkins confirmed that Devon County Council is aware that Willand will not be nominating a Snow Warden, due to the lack of storage facilities in the village. **Action Cllr Firkins**

#### **6. Register of Heritage Asset – Action Cllrs Dennis, Crick**

**Meeting closed: 20:15**

**Cllr Nigel Crick**

**Chair Willand Planning Committee**