



WILLAND PARISH COUNCIL

Clerk to Parish Council Mrs T Leaman, 11 Lower Town, Sampford
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THE MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE MEETING HELD ON THURSDAY 27TH SEPTEMBER 2012 AT 19:00 MEETING AT WILLAND VILLAGE HALL

MINUTES

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

1. Apologies: Cllr Wilcox

2. Minutes of the meetings held:

Planning Committee Thursday 13th September 2012 Cllr Warren proposed signing the minutes as a true and correct record, Cllr Ursell seconded, unanimously agreed.

3. Applications

a. 12/00675/FULL (Revised Block Plan)
Proposal: Erection of dwelling
Location: Oakdale North Jaycroft Willand

Cllr Warren proposed sending a letter of objection, including the original objections. Further research could then be made and more observations submitted. Cllr Firkins seconded the proposal, unanimously agreed.

Willand Planning Committee unanimously rejects this revised plan as it is extremely concerned that if the electricity supply is interrupted then raw sewage could enter the drainage ditch in an area where children play and dogs are walked. Any flooding of the site would have a similar effect. The proposed system to treat the property's sewage is wholly unsuited to a residence in such close proximity to other houses and the public footpaths.

The application states that *both the Environment Agency and Highways are in agreement with the proposal*. Neither has commented and the council has reasons to believe following conversations with Catherine Lockwood of the EA that the agency is *not* in favour of this proposal. The planning committee would like to insist that the Planning Officer speaks with the Environment Agency before a decision is made.

The fact that the nearest mains access, without crossing private land is over 100m from the site should not be a consideration of this application.

The planning committee completely agreed with Minister Greg Clark's garden grab statement. 'For years the wishes of local people have been ignored as the character of neighbourhoods and gardens have been destroyed, robbing communities of vital green space.'

It is ridiculous that gardens have until now been classified in the same group as derelict factories and disused railway sidings, forcing councils and communities to sit by and watch their neighbourhoods get swallowed up in a concrete jungle.'

The planning committee would also like to take this opportunity to reiterate the comments it submitted in June 2012. 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.

b. 12/01326/FULL

Proposal: Erection of single storey portacabin to house changing rooms, showers and wcs

Location: Willand Rovers Football Club Silver Street Willand

Cllr Dennis declared an interest.

Cllr Warren raised a road safety concern.

Cllr Firkins proposed accepting the application on condition that the portacabin is located nearer to the grandstand so it is further from the residential properties in Mulberry Close. Cllr Ursell seconded this proposal, four Cllrs voted in favour of in favour and two Cllrs abstained, Cllrs Warren and Dennis

c. 12/01350/MFUL (Cullompton)

Proposal: Installation and operation of solar farm to generate 1.8 megawatts, associated infrastructure, including PV panels, mounting, frames, inverters, transformers and fence

Location: Land at NGR 299988 106585 (Kia Ora Farm) Knowle Cullompton

Willand Planning Committee will not submit observations as it does not affect the parish of Willand, but the planning committee is

concerned about the amount of solar panels being erected in the Culm Valley and the committee is concerned that this is the third such application during the past few weeks.

Proposed by Cllr Warren, seconded by Cllr Dennis, unanimously agreed.

4. Decisions

a. 11/02002/FULL

Proposal: Erection of 4 dwellings and associated works following demolition of existing bungalow (Revised Scheme)

Location: Portway Willand Old Village Willand

Permission granted

b. 12/01035/FULL

Proposal: Erection of single storey extension

Location: Trelawn Gables Road Willand

Permission granted

c. 12/01108/CLU

Proposal: Certificate of Lawfulness for the retention of single storey extension

Location: 6 Tamarind Willand

Permission granted

5. Maple Close trees update – Adrian Cook has confirmed that the trees will be moved and stumps will be removed during November/December

6. Grit bins – Cllr Firkins will keep the committee updated as he receives information from County Cllr Radford. Cllr Firkins will also resend the original email he sent to DCC / Ray Radford confirming that Willand will not be taking part in the Snow Warden scheme. **Action Cllr Firkins**

7. Register of Heritage Asset – Cllrs Dennis, Crick requested the Cllrs to send a list of Items that they think should be included in the register along with photographs for submission within the next month. **Action Parish Cllrs**

8. Mid Devon Local Plan Part 3 – Cllr Dennis proposed the Parish Council meet as an informal group to discuss the Local Plan in more detail. Cllr Firkins seconded, unanimously agreed. Meeting date - Thursday 4th October, 7pm.

Meeting closed: 20:05

Cllr Nigel Crick

Chair Willand Planning Committee