



WILLAND PARISH COUNCIL

Clerk to Parish Council Mrs T Leaman, 11 Lower Town,
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THE MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 27TH JUNE 2013 AT 1902 hours IN WILLAND VILLAGE HALL

PLEASE NOTE: All Council Meetings are electronically recorded in the interests of accuracy.

MINUTES

Present: Cllrs Warren (Chair), Ursell, Phare, Wilcox, Firkins, Mander, Volunteer Brian Holmes.

1. Apologies: Cllr Thompson, Parish Clerk Tracy Leaman,

2. Chairman's announcements: Meeting recorded. Members' attention was drawn to recently adopted Supplementary Planning Document – The provision of parking in new development.

3. Minutes of the meetings held: Thursday 13th June 2013 Planning Committee, Proposed Cllr Phare, seconded Cllr Mander, unanimously agreed.

4. Applications

- a.** 13/00608/CLU (additional drawings)
Proposal: Certificate of Lawfulness for existing use of shop for a period in excess of 10 years
Location: Frank Clarke & Sons, Culm Valley Farm Shop, Willand

Chair advised members that Clerk had received a 'statutory declaration' and plan in addition to earlier papers. Due to MDDC set response time and lack of any controversy in papers the Chair and Clerk had prepared response which was advised to members. He proposed that action be endorsed. Cllr Wilcox seconded. **Unanimously agreed.**

- b.** 13/00813/FULL
Proposal: Change of use of land and buildings and farm supplies merchant (Sui Generis Use)
Location: Frank Clarke & Sons, Culm Valley Farm Shop, Willand

Members expressed concern as to change of use applying for larger site to be used, loss of food production land, creation of further industrial site affecting open countryside and need to clarify position of entrance from public lay-by. Members indicated wish to object to

application. Cllr Warren presented a form of words for consideration and some minor amendments were discussed and agreed. Proposed Cllr Firkins, Seconded Cllr Ursell that formal objection in agreed format be submitted. **Unanimously agreed.**

c. 13/00764/MFUL

Proposal: Erection of 14 dwellings following demolition of main house Meadow Park and associated works

Location: The Gables, Gables Road, Willand

Councillors Warren, Ursell, Phare, Firkins and Wilcox wished to record that they had attended pre-application meetings with the Developer. Cllr Firkins added that he had held further discussions with the architect, primarily in relation to the possible community use of part of the site. All these councillors, together with Cllr Mander, further declared interest as councillors involved in the possible acquisition of part of the site for community use of the Parish. All made it clear that they had no monetary or other pecuniary interest in the application and none were socially or otherwise involved with the applicant or his agents. None felt this restricted their ability to properly consider the application and submit an unbiased opinion on the application.

During discussion members felt that in the main the application had been presented in a concise and practical way. The proposed development was sensitive to the site and the house design recognised the heritage of the current buildings. There was sufficient parking with very minor concerns as to layout/surfaces. Entrance to the site was practical but DCC Highways observations were supported to achieve improvement.

Minor errors were noted in the Transport Report and it was felt that the previous occupancy figures were high in the light of local knowledge of people who had worked there. Comments in the Planning Statement and Ecological Appraisal as to dealing with bats in the main building were to be challenged.

Considerable time was spent discussing the Arboricultural Survey and Impact Assessment and how the information equated with Tree Protection Orders for the site. There appeared to be a number of anomalies and these would be expanded upon in our response.

Cllr Ursell proposed and Cllr Firkins seconded that because of the Parish Council interest in part of the site we would neither object nor support the application. We would give our observations in detail where we had concerns. **Unanimously agreed.**

d. 13/00793/MFUL (Halberton)

Proposal: Demolition of 5 existing poultry buildings and erection of 6 poultry buildings and associated infrastructure including feed bins, hard standing and clean/dirty water handling facilities (site 4.51 hectares)

Location: Swandhams Poultry Farm Sampford Peverell

After discussion Cllr Warren proposed and Cllr Mander seconded that we make no observations on this application and so advise planning officer. **Unanimously agreed.**

e. 13/00304/MOUT (revised drawings)

Proposal: Outline for the erection of 36 dwellings following the demolition of existing buildings, site clearance and remediation.

Location: Durban Works and former West Country Private Ambulance Services South View Road Willand

Council had objected to the previous application for this site. Concern was expressed as to the lack of information from MDDC Planning Department to Parish Council or public as to how current revision had arisen. Chair had circulated a potential draft response prior to the meeting which maintained objection. Cllr Wilcox proposed, Cllr Phare seconded that draft response be submitted. **Unanimously agreed.**

5. Decisions

a. 12/01664/MFUL

Proposal: Change of use of land from agriculture to the installation and operation of a solar PV park to generate up to 6.3474MW of power (site area 20.83 hectares) to include associated infrastructure

Location: Land at NGR 300991 111214 (Great Curham Farm)

Brithem Bottom Devon

Permission refused

b. 13/00640/FULL

Proposal: Creation of dropped kerb for vehicle access

Location: 8 Barnes Close Willand

Permission granted

6. Housing Strategy – Members asked Chair and Vice Chair to complete survey.

Action: Chair & Vice Chair.

Meeting closed: 20:30

Cllr Barry Warren

Chair Willand Planning Committee