



## WILLAND PARISH COUNCIL

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### THE MINUTES OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 28<sup>TH</sup> AUGUST 2014 AT 19:00 IN WILLAND VILLAGE HALL

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

#### MINUTES

**Present:** Councillors Wilcox, Phare, Ursell, Warren, Grantham, Mander (Part), Volunteer Brian Holmes.

**1. Apologies:** Councillor Firkins, Parish Clerk Tracy Leaman.

**2. Chairman's announcements:** Meeting recorded. Chairman drew attention to erroneous email sent by MDDC Planning Department and ensured that all councillors had seen it and the response.

**3. Minutes of the meetings held:** Thursday 14<sup>th</sup> August 2014 Planning Committee. Proposed Councillor Phare, Seconded Councillor Wilcox, that they be signed as a true and correct record, unanimously agreed.

#### 4. Applications

##### a. 14/01248/MFUL

Proposal: Change of use of land from agriculture to the installation and operation of a solar PV park to generate up to 5MW of power (site 12.26 hectares) to include associated infrastructure

Location: Land at NGR 302663 109953 (Stoneshill Farm) Willand Road Cullompton

A detailed discussion of the application revealed councillors concerns as to the accuracy of some of the information in the application, the loss of Grade 1 agricultural land, flawed consultation process, cumulative impact including visual impact. It was noted that the Planning Officer was already addressing some of these issues. Councillor Grantham spoke in favour of 'green energy' schemes and his assessment of this scheme in particular. Councillor Grantham proposed 'no objection' but did not find a second. Proposed Councillor Wilcox, Seconded Councillor Ursell that Parish Council recommend refusal giving the reasons which had been identified. VOTE: 5 For, 1 Abstention. Councillor Grantham requested his abstention be recorded. **Action – Clerk.**

**b. 14/00772/FULL – Revised drawing**

Proposal: Extension to car sales area

Location: West Country Car Sales Five Bridges Willand Road Cullompton

During discussion it was noted that the only change had been the submission of yet another version of the site plan – the fourth. Nothing else appeared to have changed. It was noted that some of the earlier concerns had been addressed on site but the main concern of ‘visual impact’ and ‘industrialisation’ of open countryside remained and it appeared that these were being extended. Proposed Councillor Warren, Seconded Councillor Grantham that we reiterate our recommendation to refuse the application as it stands. VOTE: Unanimous.

**Action – Clerk.**

**5. Decisions****a. 14/01086/CAT**

Proposal: Notification of intention to fell 2 Leylandii trees within the Conservation Area

Location: The Old Rectory Willand Old Village

Permission granted

**b. 14/00781/FULL**

Proposal: Variation of condition (2) of planning permission 12/01204/FULL to permit use of hardstanding for parking of a caravan and boat

Location: The Coach House 8 Silver Street Willand

Permission refused

**c. 14/00921/FULL – Halberton**

Proposal: Retention of concrete plinth and fencing for plant and equipment storage

Location: Green Resource Engineering Ltd Units 1 & 2 Highmount Court Four Cross Avenue Willand

Permission granted

**d. 14/01000/FUL**

Proposal: Variation of condition (2) of planning permission 14/00128/FULL to allow the substitution of previously approved plans and removal of condition (3) relating to details of windows and doors

Location: Elm View Farm Willand Old Village

Permission granted

**e. 14/01022/FULL**

Proposal: Erection of an extension, porch and paved driveway

Location: Hazeldene Dean Hill Road Willand

Permission refused

**f. 14/01069/FULL**

Proposal: Erection of two storey extension to side after removal of existing garage, single storey extension to rear in place of existing conservatory and erection of front porch.

Location: 10 Tamarind Willand

Withdrawn.

1930 Councillor Mander joined the meeting with suitable apology.

**6. Planning enforcement issues:** Cllr Warren had circulated a response from MDDC Chief Executive in relation to a formal complaint to council members prior to the meeting together with three possible options for consideration. Views were expressed that the matter had not been properly addressed nor had it been dealt with in accord with MDDC policy. Proposed Councillor Ursell, Seconded Councillor Grantham that the suggested letter under third option is sent. VOTE: Unanimous. **Action - Clerk.**

**Meeting closed: 19:40**

**Cllr Barry Warren**

**Chair Willand Planning, Lighting and Transportation Committee.**