



## WILLAND PARISH COUNCIL

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### THE MINUTES THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE HELD ON THURSDAY 8<sup>TH</sup> JANUARY 2015 FOLLOWING THE FULL COUNCIL MEETING AT 19:00 IN WILLAND VILLAGE HALL

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

#### MINUTES

**Present:** Cllrs Warren, Ursell, Phare, Wilcox, Grantham, Mander, County Cllr Radford, District Cllr Chesterton, Clerk Tracy Leaman, Cllr Barry Corden – Chair Halberton  
Planning committee, 3 x members of the public

**1. Apologies:** None

**2. Chairman's announcements:** Meeting recorded. Welcome Cllrs Corden, Radford & Chesterton

**3. Minutes of the meeting held:** Thursday 11<sup>th</sup> December 2014 Planning Committee, Proposed Cllr Wilcox, Seconded Cllr Ursell, unanimously agreed that they be signed as a true and correct record.

#### **4. Applications**

**a.** 14/01918/FULL - Halberton

Proposal: Change of use of agricultural land to form 1 traveller pitch, utility block and creation of new visibility splay

Location: Land at NGR 303826 111652 Muxbeare Lane Willand

Willand Parish Council objects to this application, the observations submitted in April 2014 remain unchanged. It is noted that the current Design and Access Statement does not give the full reasons for the earlier refusal. Proposed Cllr Wilcox, Seconded Cllr Phare, unanimously agreed.

**b.** 14/01960/TPO

Proposal: Application to remove a limb from 1 Oak tree protected by Tree Preservation Order 09/00002/TPO

Location: 5 Rectory Close Willand

In absence of report from the MDDC Tree Officer or a Tree Surgeon Willand Parish Council recommends refusal due to the insufficient information supplied as visual inspection from road does not show a current problem. Proposed Cllr Ursell, Seconded Cllr Mander, unanimously agreed.

**c. 14/01938/MOUT**

Proposal: Outline application for up to 97 dwellings, to include the importation of inert waste to raise land, with details to access onto the public highway provided and with all other matters reserved for future consideration

Location: Land at NGR 303843 111382 South View Road Willand

Willand Parish Council objects to the application for the following reasons: - Site not in the current local plan, nor the one under current consultation, for housing but is for Business/Employment use. The applicant describes Willand as a town but it is a village and the proposed level of density is excessive and not suitable for a village. Current and potential drainage issues. Noise from the nearby business parks having a detrimental effect on the proposed properties. Insufficient local amenities to meet the needs of potential householders. Proposed Cllr Grantham, Seconded Cllr Wilcox, unanimously agreed.

**d. 14/02035/TPO**

Proposal: Application to reduce canopy by 1-2m and reduce 2 lateral limbs by 3-4m of one Ash tree protected by Tree Preservation Order 97/00008/TPO

Location: Barnwell Jaycroft Willand

Willand Parish Council objects to this application as previously in November 2014 MDDC Tree Officer considered that 'There is no arboricultural justification for the proposed works. The proposed works would destroy the appearance of the tree.' The current report from 'Four Seasons' recommends minor reduction of the crown and this is considerably at odds with what is applied for on the Application Form at question 7 in that it also applies for a raising of the canopy and the sizeable reduction of two limbs. Proposed Cllr Warren, Seconded Cllr Ursell, unanimously agreed.

**e. 14/02055/FULL**

Proposal: Variation of condition (2) of planning permission 11/00515/FULL to allow the siting of no more than 11 static residential caravans and 5 touring vehicles

Location: Langarra Dean Hill Road Willand

The Parish Council raised numerous concerns about this application to be detailed in the response to MDDC. Status and compliance with Government recommendation for layout were discussed. The council's previous observations still apply.

**f. 14/02116/FULL**

Proposal: Erection of retail store, formation of access, car park and service area, with landscaping and associated works

Location: Land at NGR 303843 111382 (Mid Devon Business Park) South view Road Willand

Whilst Willand Parish Councils supports this application as it will provide a retail outlet, an amenity which has been lacking from the village for a considerable time, the development must not aggravate the drainage issues that occur in the area. There are two points of concern which should be noted, the lack of suitable crossings for pedestrians and the effect any illuminated sign could potentially have on the area. It should be noted that under no circumstances does support for this application support application 14/01938/MOUT for 97 dwellings. Proposed Cllr Warren, Seconded Cllr Mander, unanimously agreed.

## **5. Decisions Notified**

### **a. 14/00767/FULL - Halberton**

Proposal: Change of use of land from horticultural nursery to a mixed use of horticultural nursery and children's day nursery; external refurbishment of wooden building to include solar panels to the south elevation (Revised Scheme)

Location: Cottage Garden Nursery Uffculme Road Willand

Permission granted

### **b. 14/01723/FULL**

Proposal: Erection of ground floor extension to rear

Location: 11 Foxglove Chase Willand

Permission granted

### **c. 14/01728/FULL**

Proposal: Erection of single storey extension and porch

Location: 13 Champion Court Willand

Permission granted

### **d. 14/01793/FULL – Halberton**

Proposal: Erection of replacement dwelling

Location: Merricks Muxbeare Lane Willand

Permission granted

### **e. 12/00636/FULL/NMAA**

Proposal: Erection of 6 dwellings with 15 new parking spaces (Revised scheme). Non-material Amendment to allow the provision of lead flashing on gables and re-positioning of metre boxes

Location: Garages and Parking Area Fir Close Willand

Permission granted

## **6. Changes to Planning Obligations – Noted**

**7. MDCC Local Plan** – District Cllr Chesterton confirmed at the earlier Full Council meeting that the local consultation will be delayed by a couple of weeks whilst the CIL levy is agreed.

**8. Electronic Planning** – Concerns had been expressed with some of the content of the reply from Head of Planning & Regeneration. Cllr Warren to draft a letter to District Cllr Chesterton. **Action Cllr Warren**

**9. Planning Enforcement Issues** – Portway – The parking provision and other issues are contrary to the planning approval. Non action in relation to enforcement on other sites were identified and would be pursued with District Councillor Chesterton. **Action Cllr Warren**

**Meeting closed: 21.58**

**Cllr Barry Warren**

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