



WILLAND PARISH COUNCIL
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MINUTES OF THE MEETING OF THE PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE THURSDAY 23 JULY 2015 AT 19:02 IN WILLAND VILLAGE HALL

Present: Cllr Grantham, Cllr Mander, Cllr Phare, Cllr Ursell & Cllr Warren + 1 member of public

1. Apologies Cllr Wilcox, Clerk K Taylor.

2. Chairman's announcements: (a) Meeting recorded;
 (b) Chairman & Cllrs Grantham & Mander had attended a meeting with MDDC Officer & Devon Communities Together representative on 21 July 2015 to explore the possibility of an updated affordable housing needs survey for the village. The matter would be placed on the agenda for the Planning Meeting on 13/08/2015; **ACTION Clerk.**
 (c) Chairman advised on notification of possible application to develop phase 2 of the Mid Devon Business Park. All confirmed receipt of documents and action taken.

3. Public questions Mr Holmes asked for more detail and possible time scale of the proposed survey. Chairman advised that final detail and request for assistance would be made to him in writing after the August Planning Meeting. The survey would not take place until the end of the year and possibly not until next year.

4. Minutes of the meeting held Thursday 09 July 2015 proposed Cllr Mander, seconded Cllr Phare and unanimously agreed that they be signed as a true record
 Matters arising from the minutes
 5 a) b) d) Letters sent – Noted.

5. Applications

a. 15/01055/FULL

Proposal: Erection of an extension

Location: 45 Chestnut Drive Willand Cullompton Devon EX15 2SJ

Proposed Cllr Phare, Seconded Cllr Mander & unanimously agreed – No objection to the application.

b) 15/01022/FULL

Proposal: Erection of a single storey extension to side after removal of existing garage, single storey extension to rear in place of existing conservatory and erection of front porch (Revised Scheme)

Location: 10 Tamarind Willand Cullompton EX15 2SR

Members noted the amendments to materials and height and previous advice from the planning officer. Concern was expressed as to adequate parking provision. Proposed Cllr Mander, Seconded Cllr Grantham & unanimously agreed – No objection to the application.

c) 15/01052/FULL

Proposal: Erection of extension following demolition of garage/store

Location: 11 Lupin Way Willand Cullompton.

Members were concerned that the extension floor space appears more than the original ground floor living space and were concerned that this was overdevelopment of the curtilage of the site. Concern was also expressed as to whether the remaining parking on the driveway would be sufficient. The design and materials used for finish were not in keeping

with other properties or extensions in the area. Proposed Cllr Ursell, Seconded Cllr Mander & unanimously agreed – Recommend refusal of the application.

d) DCC/3794/2015

To vary conditions 2 and 6 of DCC/3725/2014 (Construction of a 2MW anaerobic digestion plant with new access road and weighbridge on land adjacent to existing abattoir at Lloyd Maunder Road, Willand and construction of two bay silage clamp with hardstanding and turning area at Burn Rew Farm, Willand at Lloyd Maunder Road, Willand, Cullompton, EX15 2PJ to amend the permitted elevations and to increase the amount of feedstock delivered by road. at 2 Sisters Food Group, Lloyd Maunder Road, Willand, Cullompton, Willand, EX152PJ Notification had been received the previous day that this application was withdrawn and would be resubmitted at a future date. Members did express extreme concerns as to the proposal to more than double the tonnage of materials to be transported to the site through the village. No further action to be taken at this stage.

e) 15/01086/FULL

Proposal: Erection of petrol filling station including sales (200sqm shop), dispensing forecourt and canopy, underground tanks and associated pipework, air/water machine, parking, floodlights, service yard area and new surface finished, removal of existing pumps and relocation of car sales

Location: Willand Service Centre Willand Cullompton

Members appreciated the argument for modernisation and possible expansion of an existing business. Concerns were raised in relation to the fact that this would be extending into a greenfield area outside of the current settlement area of the village. Potential for access problems, noise and light pollution/distraction were raised and the potential detrimental impact on residential properties opposite. There was total opposition to 24 hour opening. Inaccuracies and anomalies in the submitted documentation were also highlighted. Proposed Cllr Ursell, Seconded Cllr Phare & unanimously agreed – Recommend refusal of the application.

6. Decisions notified

a) DCC/3772/2015

Proposal: Installation of a bio-refinery unit (multi-stage anaerobic digestion system connected to a combined heat and power unit) to treat the organic waste produced by the factory, and associated temporary siting of a portable cabin for the duration of the construction.

Location: 2 Sisters Food Group Ltd (Willand), Lloyd Maunder Road, Willand,

Decision: Granted with conditions – Noted.

7. Enforcement issues

a) Chairman & Councillor Grantham report on meeting held with MDDC on 14 July. Notes of the meeting had been circulated. Members agreed to monitor the position and see if officers took appropriate action. The matter could be removed from the agenda until Chair advised reinstatement. **ACTION: Clerk.**

The meeting was closed at 2005 hours.

Cllr Barry Warren

Chair of the Planning, Lighting and Transportation Committee

13 August 2015