



**WILLAND PARISH COUNCIL**  
 Clerk to Parish Council Ms K Taylor, 40 Townlands,  
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**MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 8 DECEMBER 2016 FOLLOWING THE FULL COUNCIL MEETING.**

**Present:** Councillor Grantham, Councillor Mander, Councillor Phare, Councillor Sellick, Councillor Tobin, Councillor Warren, Councillor Wilcox, MDDC Councillor Chesterton (part), MDDC Councillor Doe (part), MDDC Councillor Evans (part), DCC Councillor Radford (part), 3 members of Public, Clerk K Taylor.

1. **Apologies:** Councillor Bartlett
2. The Chairman opened the meeting at 19.55 and announced that it would be recorded
3. There were no public questions.
4. The minutes of the Planning, Lighting and Transportation meeting held on Thursday 24 November 2016 had been previously circulated. It was proposed by Councillor Grantham seconded by Councillor Tobin, and unanimously agreed that they be signed as a true and correct record.

**5. Applications**

It was agreed to bring forward item 5c

**c. 16/01811/MOUT**

Application: Outline for the erection of up to 259 dwellings, with public open space, landscaping and associated infrastructure.

Location: Land at NGR 303184 110348 Silver Street Willand Devon

There was a full discussion regarding this proposal and a number of concerns were expressed. These included the effect on the road system around Willand, the fact that it is outside of the settlement area and that there were formally 42 houses allocated to be built at the site. There was concern about the loss of green space and the possibility of building a MUGGA on the Parish Field which could easily become a liability to the Parish Council. It was noted that there was a general belief amongst residents that the land would be further developed in the future. Following the discussion Councillor Warren proposed that Willand Parish Council object to the proposal for the following reasons. Willand is a village and the proposed development is a major development outside of the village settlement area and in open countryside. The proposed development is contrary to current and emerging local plan proposals or policies and as presented is not sustainable. Councillor Wilcox seconded the proposal and it was agreed by all the Councillors present.

**ACTION** Clerk  
 20:35 MDDC Councillor Chesterton, MDDC Councillor Doe, MDDC Councillor Evans, DCC Councillor Radford, and the members of Public left the meeting.

**a. 16/01773/MARM (Burlescombe Parish)**

Reserved Matters for the erection of mixed use facilities building with associated parking and highway works following Outline approval 13/00947/MOUT

Land at NGR 305036 113872 (Junction 27) Sampford Peverell Devon

Following discussion Councillor Warren proposed that Willand Parish Council write to express concern that the design of the buildings and materials used will not be in keeping with the surroundings. Councillor Phare seconded the proposal and it was unanimously agreed by all present.

**ACTION:** Clerk

**b. 16/01532/TPO**

Application: to raise crown, remove branches and reduce crown by 1.5m protected by Tree Preservation Order 02/00005/TPO

Location: 6 Greenwood, Willand

Following discussion Councillor Wilcox proposed that as there was no recognised danger from the tree or disease and the work appears to be to remove shade from the garden that Willand Parish Council object to the proposal. Councillor Phare seconded the proposal and it was agreed by all present. **ACTION:** Clerk

**d. 16/01793/FULL**

Proposal: Change of use of land for the erection of a shower/toilet facility

Location: Land at NGR 303020 109313(Digger Lakes) Willand Devon

Following discussion, it was agreed that Willand Parish Council would offer no objection to this proposal. **ACTION:** Clerk

**e. 16/01790/FULL (Halberton Parish)**

Proposal: Erection of a building for secure storage and vehicle repair and servicing (B2/B8 use)

Location: Land and Buildings at NGR 304391 111754 (Unit 4) Uffculme Road Willand Devon

Following discussion Councillor Wilcox proposed that the Clerk would write expressing concern that there is more industrialisation of the countryside when there are sites with approval in local area. Councillor Grantham seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

**f. 16/01788/MFUL**

Proposal: Erection of extension to existing industrial unit for Class B8 use (1,660sqm) and additional 18 car parking spaces

Location: Pencarrie Ltd Unit 14 South View Estate

Following discussion, it was agreed that Willand Parish Council would offer no objection to this proposal. **ACTION:** Clerk

**16/01180/FULL (Halberton Parish)**

Proposal: Variation of Condition 2 Of Planning Permission 15/01034/MFUL To Allow Substitute Plans

Location: Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton

This application had been received too late to be included on the agenda. Willand Parish Council had considered this before and had not changed their mind about it therefore the Clerk & Chairman were given executive powers to deal with this due to the timeframe.

**ACTION:** Councillor Warren & Clerk

**6. Decisions notified for information****a. 16/01465/TPO**

Proposal: Application to trim back 4 Oak trees by 1m; 2 Oak trees by 2m from house; remove 4 saplings and trim back laurel hedge all protected by Tree Preservation Order 73/00012/TPO

Location: 9 Tamarind Willand Cullompton

Decision: Approved with conditions.

Decision noted

**b. 16/01516/HOUSE**

Proposal: Erection of single storey side and rear extension

Location: Bluebell Cottage 3 Hillcrest Willand Old Village

Decision: Approved

Decision noted

**c. 16/01507/FULL**

Proposal: Erection of an office/store building and associated works

Location: Tanyard Farm Willand Cullompton

Decision: Approved

Decision noted

**d. 16/01363/FULL & 16/01364/LBC**

Proposal: Conversion of ground floor areas of former nightclub to 5 flats and associated works (Revised Scheme)

Proposal: Listed Building Consent for conversion of ground floor areas of former nightclub to 5 flats

Location: Verbeer Manor Willand Cullompton

Withdrawn

Noted

**e. 6/01556/FULL**

Proposal: Erection of cafe and wc block with associated car parking and seating area

Address: Land and Buildings at NGR 305188 112386 (Hitchcocks Business Park) Uffculme

Decision: Approved

Decision noted

**7. Enforcement issues**

Councillor Warren gave a brief update on the enforcement issues in the area.

**8. Local Plan**

It was decided that the Clerk would respond to the Chief Executive to say that the Parish Council were aware that the situation had developed and that policy was becoming clearer. It had no further comments at this stage.

**9. Parish Boundary**

The Chair informed that the documents agreed by the Parish Council had been sent to Uffculme Parish Council and now were waiting for a response.

Meeting Closed 21:00

Councillor Barry Warren

Chair of Planning, Lighting & Transportation Committee