



WILLAND PARISH COUNCIL
 Clerk to Parish Council Ms K Taylor, 40 Townlands,
 Willand, Cullompton, Devon, EX15 2RS Tel: 07920014407
 Email: willandclerk@willandmatters.org.uk

MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 12 JANUARY 2017 AT 20:00 IN WILLAND VILLAGE HALL

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

Present: Councillor Bartlett, Councillor Grantham, Councillor Mander, Councillor Phare, Councillor Sellick, Councillor Tobin, Councillor Warren, Councillor Wilcox, MDDC Councillor Evans (part), Clerk K Taylor.

1. There were no apologies.
2. The Chairman announced that the meeting would be recorded, and that as Councillor Evans had agreed to stay to discuss item 5c this would be brought forward to beginning of the applications.
3. No members of the public were present.
4. The minutes of the Planning, Lighting and Transportation meeting held on Thursday 8 December 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

b/f c. 16/01954/FULL

Proposal: Variation of condition 2 (substitute plans) and removal of condition 11 (provision of zebra crossing) of planning permission 14/02116/FULL

Location: Land at NGR 303843 111382 (Mid Devon Business Park) South View Road
 Councillor Bartlett proposed that Willand Parish Council offer no objection to the variation of condition 2, Councillor Mander seconded the proposal, Councillor Wilcox abstained from the vote because of possible pecuniary interest, and the proposal was carried by 7 votes.

Councillor Evans gave an update on discussions he had held with the Co-Op, the developer who had taken on the building and MDDC planning department. He reported that he had agreed in principle with the developers that a crossing facility along South View Road in the vicinity of South View Close would be a compromise. Following discussion, Councillor Warren proposed that the Parish Council agreed that in light of the information provided by Councillor Evans it would support the option of a crossing facility on South View Road. Councillor Grantham seconded the proposal, Councillor Wilcox abstained from the vote because of possible pecuniary interest. The proposal was carried by 7 votes.

ACTION: Clerk

20:20 Councillor Evans left the meeting

a. 16/01792/HOUSE – circulated and agreed by email during Christmas period

Proposal: Retention of conservatory

Location: 7 Tamarind Willand Cullompton

Willand Parish Council had agreed to offer no objection to this as the conservatory was already in place and only required planning permission because it was slightly over the permitted development size.

Councillor Mander proposed that the decision be ratified by the Parish Council, Councillor Grantham seconded the proposal and it was unanimously agreed.

b. 16/01950/ARM

Proposal: (15/00955/OUT) Reserved Matters for the erection of a dwelling following Outline approval

Location: Land at NGR 3035334 110531 (Townlands) Willand Devon

The proposal was fully discussed and it was agreed that the Parish Council still had a number of concerns regarding the suitability of the site for development. It was proposed by Councillor Phare and seconded by Councillor Grantham that the Parish Council would write outlining these concerns which included parking provision, visibility and soak away. This was unanimously agreed. **ACTION:** Clerk

d. 16/01987/FULL

Proposal: Erection of an Infill Extension

Location: Between Unit 4 Highmount Court & Plot 5, Mid Devon Business Park, Willand, Cullompton

Councillor Sellick proposed that Willand Parish Council offer no objection to this proposal providing that it does not create any issues surrounding fire and access safety provision. Councillor Wilcox seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

e. 16/01953/HOUSE

Proposal: Conversion of outbuildings to living accommodation, erection of single storey extension and car port and construction of new vehicular access

Location: Howden Lodge Willand Old Village Willand

Following a full discussion, it was proposed by Councillor Sellick, seconded by Councillor Tobin and unanimously agreed that Willand Parish Council would not object to this application. The Parish Council would raise a number of questions concerning the safe access to the property, the potential for the extension to become a second dwelling and road safety during the building works. **ACTION:** Clerk

6. Decisions notified for information**a. 16/01649/TPO**

Proposal: Application to coppice a Hazel and Field Maple hedgerow and cut back 1 single branch of 1 Oak tree protected by Tree Preservation Order 02/00005/TPO

Location: 20 Lupin Way Willand Cullompton

Decision: Approved with conditions

Decision noted.

b. 16/01688/ADVERT

Proposal: Advertisement Consent to display 1 externally illuminated fascia sign and 4 other non-illuminated signs

Location: One Stop Community Stores Ltd 1 Station Road Willand

Decision: Approved with conditions

Decision noted

7. Enforcement issues

Councillor Warren gave a brief report on the local planning enforcement issues.

8. Local Plan Consultation

Councillor Warren informed the Council that the main change for Willand in this version of the plan is the inclusion of the second phase of the MDDC Business Park which had been omitted in the previous version. Following discussion the Councillors agreed that the impact that the inclusion of Junction 27 could have on the village was one which the Parish Council needed to discuss at the next planning meeting on 26 January. It was hoped that members of the public would give feedback to guide the Councillors in their discussions following the exhibition on 18 January and that some would attend the meeting.

Meeting closed 21.15

Councillor Barry Warren

Chair of Planning Lighting, & Transportation Committee

January 2017