



**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 23 FEBRUARY 2017 AT 19:00 IN WILLAND VILLAGE HALL**

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

**Present:** Councillor Grantham, Councillor Mander, Councillor Phare, Councillor Sellick (part), Councillor Warren, Councillor Wilcox, Clerk K Taylor,

**1. Apologies:** Councillor Tobin

**2** The Chair announced that the meeting would be recorded and mentioned that there had been a number of issues that had arisen during the past fortnight to do with the 259 houses application and Junction 27 activity that he had dealt with. The Parish Councillors confirmed that they had received emails he had sent keeping them up to date and that they supported the actions of the Chairman.

**3.** There were no members of the public present

**4.** The Minutes of the Planning, Lighting and Transportation meeting held on Thursday 9 February 2017 had been previously circulated. It was proposed by Councillor Wilcox seconded by Councillor Mander, and unanimously agreed that they be signed as a true and correct record.

**5. Applications**

**a. 17/00240/FULL**

Proposal: Modification and extension of existing access track

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

It was proposed by Councillor Wilcox seconded by Councillor Grantham and unanimously agreed that no response would be made.

**b. 17/00057/FULL**

Proposal: Conversion of outbuildings to form 3 dwellings

Location: The Elms Willand Old Village Willand Cullompton Devon EX15 2RL

Following lengthy discussion Councillor Mander proposed that Willand Parish Council object to the application on the grounds outlining concerns expressed that it is considered to be overdevelopment of the site, access and parking. Councillor Phare seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

19.35 Councillor Sellick joined the meeting

**c. 17/00252/TPO**

Proposal: Application to cut back a group of Ash trees by 3m trees protected by Tree Preservation Order 97/00008/TPO

Location: Land at NGR 303726 110880 (Rear of 28 Plum Way) Silver Street Willand

Following detailed discussion, it was proposed by Councillor Wilcox and seconded by Councillor Phare that Willand Parish Council object to the application in its present form as there is no Arboriculturalist or Tree Officer report or evidence of any disease or danger to the property just shading of the garden. The Parish Council also requested that if the Planning

Officer is minded to approve the application then it is made conditional that it is done by a qualified arboriculturalist in accordance with BS recommendations. **ACTION:** Clerk

**d. 17/00237/TPO**

Proposal: Application to crown reduce up to 2.5m of lower crown over driveway of 20 Pear Drive and to prune 2m clearance between edge of canopy and 18 Pear Drive of 1 Oak tree protected by Tree Preservation Order 96/00014/TPO

Location: 18 & 20 Pear Drive Willand Cullompton Devon EX15 2QS

The Parish Council declared that they all knew the applicant, but had no pecuniary interest. Following discussion Councillor Warren proposed that in the absence of any Tree Officer or Arboriculturalist report the Parish Council could not support the application as visibly nothing could be seen to be wrong with the tree and there was no evidence of disease or danger. Councillor Wilcox seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

**6. Decisions notified for information**

**a. 16/01950/ARM**

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

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

Decision: Grant approval

Decision noted

**b. 16/00629/FULL/NMAA/grant**

PROPOSED NON-MATERIAL AMENDMENT

Original application description: Erection of Accommodation Unit Depot and storage yard - Non-Material Amendment to relocate car parking to south of building and disabled parking bay to north of building

Location: Land at NGR 303843 111382 (Plots A & B Mid Devon Business Park) South View Road Willand

Decision: Grant approval

Decision noted

**c. Appeal Ref: APP/TPO/Y1138/5246**

Application Ref: 16/00115/TPO, dated 4 January 2016, was refused in part by notice dated 14 March 2016. The work proposed is to remove two branches and crown reduce one Oak tree by 1.0 - 1.5 metres. The relevant Tree Preservation Order (TPO) is 'Tree Preservation Order No. 8 Land to the South West of Jaycroft, Willand', which was confirmed on 25 February 1998.

Location: 6 Blenheim Court, Willand, Nr Cullompton, Devon EX15 2TE

Decision: The appeal is allowed and consent is granted

Decision noted

**7. Enforcement issues**

The Chair reported that there were no further enforcement issues to report.

**8.** The Chair gave a brief report back on the progress of lease for the Gables with WHCC and the proposed S106 extension. This would be on the agenda for the Full Council meeting in March.

Meeting closed at 20:05.

Councillor Barry Warren  
Chair of Planning, Lighting & Transportation Committee