



WILLAND PARISH COUNCIL
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MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 28 SEPTEMBER 2017 AT 19:00 IN WILLAND VILLAGE HALL

Present: Councillor Bartlett, Councillor Grantham, Councillor Phare, Councillor Sellick, Councillor Warren, Councillor Wilcox, Clerk K Taylor

1. Apologies: Councillor Mander, Councillor Dilke-Wing, Councillor Tobin

2. The Chairman opened the meeting and informed that it would be recorded. He reported that he had met at short notice by request with Councillor Ray Radford and Nick Allen the Neighbourhood Highways Officer that morning and he would report back in the Environment Meeting. He also informed the Council that Margaret Dennis had resigned from the Parish Council.

3. There were no members of the public present

4. The minutes of the Planning, Lighting and Transportation meeting held on Thursday 14 September 2017 had been circulated. It was proposed by Councillor Grantham seconded by Councillor Phare, and unanimously agreed that they be signed as a true and correct record.

5 i) Applications

a. **17/01370/MARM** – Halberton Parish

Reserved matters for the erection of 60 dwellings

Land at NGR 305658 112080 (Harvesters) Uffculme Devon

Willand had not been consulted on this application but it will impact on the local community. Following discussion, Councillor Phare proposed that Willand Parish Council write to express concern on two aspects of the plan. Firstly, that the social housing element appears to be in two blocks rather than pepper potted which is thought to be policy. Secondly to raise concerns about the parking provision for the social housing which is shown to be in a courtyard or at the rear of properties that are not over looked and could encourage damage or anti-social behaviour. This is contrary to policy and normal advice from the police on preventing crime. The on-street parking areas shown on the plan are not supported by the Parish Council as this reduces road width and could cause problems for emergency vehicle access. Councillor Grantham seconded the proposal and it was unanimously agreed.

ACTION: Clerk

5 ii) Application No: 16/01811/MOUT Appeal Ref No. APP/Y1138/W/17/3172380

Proposal: 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

Appellants Name: Gallagher Estates Limited

Councillor Warren would be attending the appeal and the options for the presentation on behalf of the Parish Council was discussed. It was agreed that he would highlight the harm and challenge incorrect statements made in the developer's information. Councillor Grantham would be attending as a spectator.

ACTION: Councillor Warren

6. Decisions notified for information

a. 17/00769/MFUL

Proposal: Demolition of existing commercial building (use class b1, b2, b8) and erection of replacement commercial building (use class b1, b2, b8) with parking area

Location: Building at NGR 304888 112428 Hitchcocks Business Park Uffculme

Decision: Grant permission

Decision noted

b. 17/01236/FULL

Proposal: Erection of WC trailer storage unit (including change of use of agricultural land) and associated works

Location: Premier Luxury Loos Unit 1 Tanyard Farm

Decision: Grant permission with conditions

Decision noted

c. 17/01257/LBC

Proposal: Listed Building Consent for replacement of 3 windows on west elevation

Location: Thatch Cottage Silver Street Willand

Decision: Grant permission

Decision noted

d. 17/00886/MOUT

Proposal: Outline for the erection of 30 dwellings and new vehicular and pedestrian accesses

Location: Land at NGR 305578 112053, Uffculme Road, Uffculme, Devon

Withdrawn

Decision noted

7. Devon County Council (Cullompton, Halberton, Sampford Peverell & Willand) (Weight & Length Restriction) Order reference IMR/B14522-5584

It was unanimously agreed that the Parish Council would offer no comment on this.

8. Boundary Review

MDDC have agreed that they will conduct a review but this will not take place before 2019.

Representatives of Uffculme and Willand Parish Councils are meeting on Monday 2 October 2017 to agree any interim action that might be taken.

9. Local Plan Hearing 26/27 September cancellation.

There will now be at least a 6-month delay before the hearing for the Local Plan takes place.

10. Enforcement issues

A brief overview of the local issues was given.

Meeting closed 19.45

Councillor Barry Warren
Chair of Planning, Lighting & Transportation Committee.
12 October 2017