



**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 26 OCTOBER 2017 AT 19:00 IN WILLAND VILLAGE HALL**

**Present:** Councillor Mander, Councillor Phare, Councillor Sellick, Councillor Tobin, Councillor Warren, Councillor Wilcox, 1 member of the public, Clerk K Taylor.

1. **Apologies:** Councillor Dilke-Wing, Councillor Bartlett, Councillor Grantham.
2. The Chairman opened the meeting and said it would be recorded
3. Mrs Dennis raised the following points with reference to agenda items as follows
  - 5a. Opposed to the zebra crossing as feels it is turning the village into a townscape and she wishes it to be recorded that she is against it. She had put something on line about it.
  - 5b. Reserved matters for erection of 60 dwellings hoped that everyone is aware of the fact that there is a fireworks factory on Langlands Business Park and requested that the Parish Council raise this in the response
  - 5c. The request for the work on the horse chestnut tree is only because of the mess. She referred to best practice with regard to tree management
  - 5d. Requested that the Parish Council recommend refusal because of parking and detriment to the conservation area.

The Chair confirmed that these points would be considered during the discussions.

4. The Minutes of the Planning, Lighting and Transportation meeting held on Thursday 12 October 2017 had been circulated. It was proposed by Councillor Tobin seconded by Councillor Wilcox, and unanimously agreed that they be signed as a true and correct record.

**5. Applications**

**a. 17/01641/FULL**

Proposal: Variation of condition 11 of planning permission 14/02116/FULL relating to the relocation of proposed zebra crossing from B3181 to South View Road.

Location: Land at NGR 303843 111382 (Mid Devon Business Park) South View Road.

Following discussion Councillor Wilcox proposed that Willand Parish Council support this variation seconded by Councillor Phare and unanimously agreed.

**ACTION:** Clerk

**b. 17/01370/MARM**

Proposal: Reserved matters for the erection of 60 dwellings

Location: Land at NGR 305658 112080 (Harvesters) Uffculme Devon

Councillor Warren proposed that Willand Parish Council respond noting that some minor amendments had been made but that the concerns raised in their letter of 1 October 2017 do not seem to have been addressed. These concerns regarding pepper potting of affordable housing and 'courtyard' parking still stand in spite of a diagram trying to show that the areas were in view. It has also been brought to the Council's attention that there is a firework factory/store on the Langlands Business Park which may be of concern. The minor amendments are not sufficient to make the Parish Council change its mind regarding the development. Councillor Phare seconded the proposal and it was unanimously agreed.

**ACTION:** Clerk

**c. 17/01110/TPO**

Proposal: Application to reduce crown of 1 Horse Chestnut tree by 2m protected by Tree Preservation Order 08/00004/TPO

Location: 4 The Gables Willand Cullompton

During the discussion it was noted that Mrs Dennis had raised issues which the Tree Officer should respond to. Councillor Warren proposed that Willand Parish object to the application

for the following reasons. There was an absence of substantive evidence of disease or likely danger to persons or damage to property and the lack of an arboricultural report to support the concerns of the applicant. It was also noted that this tree was subjected to a survey when The Gables was developed without adverse comment or concern. Councillor Sellick seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

d. 17/00057/FULL Revised drawings

Proposal: Conversion of outbuildings to form 3 dwellings

Location: The Elms Willand Old Village Willand Cullompton

This had been revised to 2 dwellings. Councillor Warren proposed that as the information only been received on 26 October then this be put on the agenda for the next meeting and the Clerk ask for an extension to respond. It was agreed that the Clerk would do this and also request the current view of the Conservation Officer in writing and the Highways report. It was noted that the new plans looked as if the parking had been deleted for the Elms and so Councillors wondered where it would now be. **ACTION:** Clerk

## 6. Decisions notified for information

a. 17/01142/FULL

Proposal: Variation of Condition 9 of planning permission 16/01180/FULL to change sections i) and ii) of the condition with reference to the location and source of feedstock and the subsequent ultimate destination of digestate from the anaerobic digester

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

Decision: Permitted with Conditions to Discharge

Decision noted

## 7. Updates on current planning applications awaiting decision

a. 17/01179/MFUL

Proposal: Erection of 29 affordable dwellings, together with associated landscaping, highways and drainage infrastructure

Location: Land at NGR 303340 110341 (Land off Silver Street) Willand Devon

The exchanges with Councillor Chesterton were noted.

The Parish Council await further information as to the current application.

## 8. Enforcement issues

The Chair gave a brief report on local enforcement issues.

Councillor Warren informed the Parish Council that a response from Neil Parish's office regarding the letter about boundary changes had requested sentences outlining what the Parish Councils wanted him to do. It was agreed the Clerk would ask him to bring the concerns and delay to the Secretary of State responsible for the Boundary Commission and also to see if he could discuss with the Chief Executive and ask him to allow Willand and Uffculme and Ward Councillors the opportunity to be consulted and comment on relevant applications in the area. **ACTION:** Clerk

The meeting closed: 19.38

Councillor Barry Warren

Chair of the Planning, Lighting and Transportation Committee.