



WILLAND PARISH COUNCIL
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MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 09 NOVEMBER 2017

Present: Councillor Grantham, Councillor Mander, Councillor Phare, Councillor Warren, Councillor Wilcox, MDDC Cllr Chesterton Clerk K Taylor.

1. **Apologies:** Councillor Bartlett, Councillor Dilke-Wing, Councillor Sellick, Councillor Tobin.
2. The Chairman opened the meeting at 20:14 and announced that it would be recorded
3. No members of the public were present
4. The minutes of the Planning, Lighting and Transportation meeting held on Thursday 26 October 2017 had been circulated. Councillor Wilcox proposed that the minutes were signed as a true record. Councillor Mander seconded the proposal and it was unanimously agreed. The minutes were unavailable for signing and the signing was deferred until the next meeting. **ACTION:** Clerk

5. Applications:

a. 17/01718/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

Councillor Wilcox proposed that Willand Parish Council offer no objection to the application.

Councillor Phare seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

b. 17/00057/FULL Revised drawings

Proposal: Conversion of outbuildings to form 2 dwellings

Location: The Elms Willand Old Village Willand Cullompton

This application was discussed at length and it was agreed that the reduction to two dwellings was a good step forward. There were however a number of concerns raised by the Councillors relating to the proposed entrance which would be affected by the electricity pole, and Townlands property. There was no indication of areas for rubbish storage/collection and recycling. The main concern related to the extra parking that would be required and the size of the allocation for parking and vehicle turning. There were still visible roof lights on one elevation and there was not an up to date report from the Conservation Officer. Councillor Warren proposed that the Parish Council object to this proposal in its current format and request that if the Officers are minded to agree then the Ward Councillors be asked to call it into Planning Committee. Councillor Grantham seconded the proposal and it was unanimously agreed. **ACTION:** Clerk & MDDC Councillor Chesterton

c. 17/01179/MFUL Additional information

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

It was noted that there had been a change to the application to 28 affordable dwellings which were all to be for rent. There was a wide-ranging discussion on various aspects of the development and Councillor Wilcox proposed that Willand Parish Council object to the application highlighting the fact that the current planning applications in Uffculme/Halberton and Cullompton were already creating a number of affordable homes. Any development of this land was strictly for a proven local need and this was disputed. Other issues in relation

to location of parking spaces and the potential for it to create on street parking were highlighted. Attention was also drawn to a number of policy requirements which had been ignored or not addressed. Councillor Mander seconded the proposal and it was unanimously agreed. **ACTION:** Clerk/Councillor Warren

Councillor Chesterton agreed that these points should be made and said that if the Officers were minded to agree to the application then he would be prepared to call it in to the Planning Committee.

d. 17/01694/FULL Halberton

Proposal: Replacement of existing office building and associated works including alterations to car park area

Location: Masstock Arable (UK) Ltd The Agronomy Centre Willand Cullompton EX15 2RF

Councillor Mander proposed that Willand Parish Council offer no objection to the application. Councillor Grantham seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

e. 17/01759/TPO

Proposal: Application to reduce the crowns of 2 Oak trees by up to 2m protected by Tree Preservation Order 97/00008/TPO

Location: 15 Worcester Crescent Willand Cullompton

This application was discussed and it was noted that it was submitted by Arboricare Ltd and the reasons for the application was to allow light into the garden and property. Following discussion, it was agreed that in absence of any evidence of disease in the trees and of any danger to persons or property that the Parish Council could not support this application. Councillor Grantham made the proposal, Councillor Wilcox seconded it and it was unanimously agreed. **ACTION:** Clerk

f. 17/01370/MARM revised and additional drawings

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 make no further observations on these revised and additional drawings. Councillor Phare seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

g. 17/01743/HOUSE

Proposal: Erection of single storey extension to side and rear, installation of canopy and enlargement of front porch

Location: 36 Townlands Willand Cullompton

Councillor Mander proposed that Willand Parish Council offer no objection to the application. Councillor Phare seconded the proposal and it was unanimously agreed **ACTION:** Clerk

6. Decisions notified for information

a. 17/01615/CLP CLP for PROPOSED Use or Operation

Description: Certificate of lawfulness for the proposed erection of an extension to side and rear; rebuild of existing porch

Location: 36 Townlands Willand Cullompton Devon EX15 2RR

Decision: Refuse permission

Decision noted

7. Enforcement issues

The Chair gave a brief update on the local enforcement issues.

Meeting closed: 20:48

Councillor Barry Warren

Chair of Planning, Lighting & Transportation Committee.