



**WILLAND PARISH COUNCIL**  
 Clerk to Parish Council Ms K Taylor, 40 Townlands,  
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**MINUTES OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 11 JANUARY 2018 AT 21.00 IN WILLAND VILLAGE HALL**

**Present:** Councillor Grantham, Councillor Mander, Councillor Manktelow, Councillor Phare, Councillor Scott, Councillor Sellick, Councillor Tobin, Councillor Warren, Councillor Wilcox, Clerk K Taylor.

**1. Apologies:** Councillor Bartlett, Councillor Glover.

**2. Chairman's announcements:** Meeting recorded, Esso planning application now on 31 January please could people attend. Response to letter from Head of Planning

**3.** No members of the public were present.

**4.** The Minutes of the Planning, Lighting and Transportation meeting held on Thursday 14 December 2017 had been 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**

**a. 17/01984/HOUSE**

Proposal: Erection of single storey rear extension

Location: 11 Pear Drive Willand Cullompton

Following discussion, Councillor Phare proposed that Willand Parish Council write to observe that this application does not appear to be increasing the size of the footprint of the building. However, the Parish Council note that there are objectors who feel that it will have an adverse effect on their properties. The Council therefore requests that the officer be satisfied that what is proposed does not conflict with policy DM13a, in terms of respecting the character, scale, setting and design of the existing dwelling, and DM13c, it will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties. Councillor Grantham seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

**b. 17/01929/FULL & 17/01930/LBC Listed Building Consent**

Proposal: Change of use from A4 (Drinking Establishment) to B1 (Offices)

Location: Verbeer Manor Willand Cullompton

Councillor Wilcox proposed that the Parish Council offer no observations as to change of use as being a listed building as it believed the building would be better looked after in use. The Parish Council would support the observations of the Highway Authority in relation to adequate identified parking, as the site as a whole has plenty of room for potential parking. It would also support the suggested footway and bus stop provision on the B3181. Councillor Mander seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

**c. 17/02012/FULL**

Proposal: Retention of change of use of building and land from car valeting to auction centre

Location: Land at NGR 302825 109481 Five Bridges Cullompton

It was noted that the curtilage being used would appear to be much larger than that authorised for the car valeting and more agricultural land is being used. The fencing provided is industrial and not in keeping with the rural look of the fencing which was required around the car sales area. The Parish Council also noted that the change of use had already occurred on the site without the appropriate planning approval. The access to the site is via a public layby and on the two sale days so far vehicles have been parked in that layby and owners observed going to the sale site. Councillor Phare proposed that the Parish Council

write to say that it had no observations regarding the change of use but mentioning the above and also that it shared the Highways observation regarding the suitable and adequate parking facilities. Also to express concern of the failure of any agency to even consider the accident record at this entrance. Councillor Grantham seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

**d. DCC/4037/2017**

Variation of Condition 6 of permissions DCC/3725/2014 and DCC/3850/2016 to remove the restriction on the importation of poultry products by road; Willand Anaerobic Digester, Lloyd Maunder Road, Willand, at Land adjacent to the existing abattoir, Lloyd Maunder Road, Willand, Cullompton, EX15 2PJ

Councillor Wilcox declared an interest as her husband works for one of the directors of the company therefore she would abstain from any vote.

Following detailed discussion about the proposal and the site Councillor Grantham proposed that the Parish Council object to this variation to remove the restriction and write to DCC with the comments made. Councillor Tobin seconded the proposal and it was passed by 8 votes with one abstention. **ACTION:** Clerk

**6. Decisions notified for information**

**a. 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 Devon  
Decision: Grant permission  
Decision noted

**b. 17/01718/MFUL**

Proposal: Erection of extension to existing industrial unit for Class B8 use (1,660sqm) and additional 18 car parking spaces  
Address: Pencarrie Ltd Unit 14 South View Estate Willand Cullompton Devon EX15 2QW  
Decision: Grant permission  
Decision noted

**c. 17/01694/FULL**

Proposal: Replacement of existing office building and associated works including alterations to car park area  
Address: Masstock Arable (UK) Ltd the Agronomy Centre Willand Devon EX15 2RF  
Decision: Grant permission  
Decision noted

**d. 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  
Decision: Grant permission  
Decision noted

**e. 14/02116/FULL**

Address: Land at NGR 303843 111382 (Mid Devon Business Park) South View Road Willand Devon  
Description: Erection of retail store, formation of access, car parking and service area, with landscaping and associated works  
Condition(s): The proposed retail store shall not be first open to the public until such time as the zebra crossing shall have been provided on the B3181 in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.  
Please note that we discharged the condition(s) on the above application and as indicated above.  
Decision noted

**7. Traffic issues in the village**

The Councillors noted the information provided by DCC Councillor Radford which indicated that it was unlikely that the provision of yellow lines down Silver Street would be easily achieved. It was agreed that this would now be removed from the agenda until further information is received.

**ACTION:** Clerk

**Enforcement issues**

The Chair gave a brief update on local enforcement issues.

Meeting closed 21:20

Councillor Barry Warren  
Chair of Planning Lighting & Transportation Committee