



## WILLAND PARISH COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 28 FEBRUARY 2019

**Present:** Councillor Glover, Councillor Grantham, Councillor Phare, Councillor Scott, Councillor Sellick, Councillor Tobin, Councillor Warren, Councillor Wilcox.

**In attendance:** Clerk K Taylor, 2 members of the public.

**1. Apologies:** Councillor Manktelow

**2. To receive any declarations of interest from Members for any of the agenda items.**

None were received

**3.** Councillor Warren opened the meeting at 19.00 and said that it would be recorded. He informed the Council that he and Councillor Grantham had attended the inspector's meetings regarding the Local Plan in the previous week. He highlighted some items from the discussions. Councillor Warren raised the issue of the SWW bills for the Gables and it was agreed that the Parish Council would continue to dispute the payment.

**4. Public questions**

There were no public questions

**5.** The minutes of the Planning, Lighting and Transportation meeting held on Thursday 14 February 2019 had been circulated. Councillor Grantham proposed that they be signed as a true record. Councillor Scott seconded the motion and it was unanimously agreed

**6. Applications**

**a. 19/00021/HOUSE**

Proposal: Erection of single storey rear extension after demolition of existing conservatory

Location: 5 Willand Moor Road Willand Cullompton Devon EX15 2SZ

Councillor Grantham proposed that Willand Parish Council offer no objection to the proposal and Councillor Tobin seconded the motion. Councillor Wilcox proposed that the motion be amended to no observations which did not imply a support for the application. Councillor Scott seconded this amendment. The Chair took a vote on the amendment which was defeated by 3 votes and the original motion was carried.

**ACTION:** Clerk

**7. Decisions notified for information**

**a. 18/02068/CLP**

Certificate of lawfulness for the proposed formation of vehicular access

Pickerings Plant Limited Four Cross Avenue Willand Devon

Decision: Refusal of Certificate of Lawful Use for a Proposed Use or Development

Decision noted

**b. SP/DCC/4074/2018**

Application: Extension to site area of existing AD plant to accommodate: 1 additional digestate storage tank, 2 separated digestate tanks (relocated from within the existing approved site layout); 2 new batch tanks; 1 new lime storage tank; 3 new propane tanks and extension to viewing gantry; Variation of condition 2 of permission DCC/4037/2017

Amendment to layout of existing AD plant area to accommodate:

1 additional purac "puregas" gas upgrade unit; 2 new boiler units; 1 additional siemens gas grid entry point; 1 additional flare, chiller and blower unit; 2 additional buffer tanks and the removal of 2 separated digestate tanks

Location: Willand AD plant, Willand, at land adjacent to the existing abattoir, Lloyd Maunder Road, Willand, Cullompton, EX15 2PJ

Decision: Grant permission

Decision noted

**c. 18/02044/TPO**

Proposal: To fell 1 Ash tree, protected by Tree Preservation Order 97/00008/TPO  
 Location: Land at NGR 303724 110878 (R/o 28 Plum Way) Silver Street Willand Devon  
 Decision: Grant Permission  
 Decision noted

**8. To decide on a date for a traffic count in Willand Old Village (b/f from 24/01/19)**

It was agreed that the Parish Council had intended this count to take place after the post office in Cullompton had opened and as this had not yet happened Councillor Warren proposed that the item is carried forward to the next planning agenda. Councillor Grantham seconded the proposal and it was unanimously agreed. **ACTION:** Clerk

**9. Culm Garden Village**

Two questionnaires were to be completed on line and the Chair led the discussion on potential areas of interest to Willand.

## i) East Cullompton – Masterplan Supplementary Planning Document

The following points were discussed.

The adjoining roads around the site need to be considered and included in any Masterplan and not just restrict it to the immediate area of the Garden Village. The B3181 needs improvements or 'off road' footpaths/cycleways provided to link Cullompton with Willand and then the cycleway to Tiverton Parkway Station. As well as avoiding housing under the power lines schools, employment and community facilities should also be avoided from placement under them. There should be a high proportion of affordable homes for rent bearing in mind that 'affordable houses' are not that affordable on the average wage for the area. It was noted that South West Water has indicated that foul drainage would be directed 3km to the north to Willand Sewage Works. Some planned provision will need to be made to improve and mitigate vehicle access to that site as current movements are through housing estates and then a narrow lane where currently lorries are breaking down the road edges and affecting drainage

Councillor Wilcox proposed that the agreed response was submitted to MDDC Councillor Scott seconded the proposal and it was unanimously agreed **ACTION:** Clerk

## Culm Garden Village – Vision and Concept

Councillors made the following points on the questionnaire

Would look to have houses of sufficient size and spatiality so that it does not end up with back to back development like some of Cranbrook. Employment opportunities need to be diverse containing scope for lesser skilled jobs. Proportion of housing must be designed to accommodate disabled or full life term of occupants. The main thing is to ensure that the community facilities are built alongside, or even before in some cases, the housing and the occupation of them.

Questions relating to the buffer zone between Cullompton, Kentisbeare and the proposed development Willand Parish Council thought it should be agricultural land or woodland to make a clear distinction between the two communities. However, it was agreed that this is a matter for decision with Cullompton Town Council and, more importantly, Kentisbeare Parish Council.

Councillor Tobin proposed that the agreed response was submitted to MDDC Councillor Grantham seconded the proposal and it was unanimously agreed **ACTION:** Clerk

**10. Enforcement issues**

No further information available other than that the Councillors noted the Chairman response to Councillor Evans.

Meeting closed 19:30

Councillor Barry Warren  
 Chair of Planning Lighting & Transportation Committee

14 March 2019