



WILLAND PARISH COUNCIL

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MINUTES OF THE MEETING OF THE PLANNING, LIGHTING & TRANSPORTATION COMMITTEE HELD ON THURSDAY 26 JANUARY 2017 AT 19:00 IN WILLAND VILLAGE HALL

PLEASE NOTE: All Council Meetings are electronically recorded in the interests of accuracy.

Present: Councillor Bartlett, Councillor Grantham, Councillor Mander, Councillor Phare, Councillor Sellick, Councillor Tobin, Councillor Warren [Chair & Minutes], + 1 Member of the public

1. **Apologies:** Councillor Wilcox, Clerk K Taylor.

2. The Chairman announced that the meeting would be recorded. He updated members on late information received concerning Enforcement matters and actions which he had instigated with regard to the planning application for 259 houses in Silver Street where potential misleading information had been brought to attention.

3. There were no public questions.

4. The minutes of the Planning, Lighting and Transportation meeting held on Thursday 12 January 2017 had been previously 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. Applications

a. 17/00010/HOUSE

Proposal: Erection of a garage

Location: Las Flores Uffculme Road Willand.

After discussion Councillor Tobin proposed that Willand Parish Council offer no objection to the application. Councillor Mander seconded the proposal and it was unanimously agreed.

ACTION: Councillor Warren

b. 16/01970/FULL (Uffculme)

Proposal: Change of use of land to allow the siting of 3 static caravans for holiday let Accommodation

Location: Land and Buildings at NGR 305623 110380, (Bradfield Park), Bradfield, Willand

After discussion it was proposed by Councillor Warren and seconded by Councillor Sellick that no response be submitted and it was unanimously agreed.

6. **Decisions notified:** No decisions had been notified. The Chair advised of an appeal decision that had arrived on the day of the meeting and a delegation decision he had noticed in MDDC papers. Both were in relation to substantial oak trees on the banks of North Jaycroft having work done to them to reduce branches and crown height

7. Local Plan Review Consultation:

a. *Community Infrastructure Levy* – The consultation document had been received and studied and it appeared that there was nothing new in it to affect our previous comments. Proposed by Councillor Warren and seconded by Councillor Grantham that no response was necessary. This was unanimously agreed.

b. *Local Plan Review 2013 – 2033 Proposed Submission January 2017* – A very detailed and at times robust discussion took place. The bulk of the concerns were around the allocation of land for development at J27. Councillor Bartlett was strongly of the view that any attempt to object to or alter the plan at this stage would cause further delay which could have further adverse effects with applications being made for development in unplanned areas. He was of the view that it was only about land allocation whereas other councillors expressed concerns that the policy was so restrictive as to favour one particular developer who had been in constant consultation with MDDC Councillors and Officers. Others expressed concerns that any major development in this area would so alter the landscape that it would take away the attraction of the area as open countryside. It was recognised that there were views on both sides of the argument within the village. Councillor Warren advised the meeting that he had commenced preparation of a personal response to the plan and shared some of the points and the theme of his response with members which were consistent with the stance taken by the Parish Council on all the consultations to date. After further discussion it was proposed by Councillor Mander “That the Parish Council should submit a response and that the Chairman be asked to share his document with all members with a view to an agreed response being achieved. The submission should follow the same theme and policy of earlier responses.” The proposal was seconded by Councillor Tobin. There were no alternative proposals or amendments. The Chair asked for a vote which was 6 FOR, None against and 1 Abstention. Councillor Bartlett asked that his abstention be recorded. The Chair advised that he would complete the document as soon as he was able and circulate to all members who would be asked to respond by using the ‘Reply All’ button and then a final document could be voted on at the Planning meeting on 9 February 2017.

The Chair advised that all members were free to submit their own personal representations if they wished.

ACTION: Councillor Warren & ALL

8. The Gables – S106 Extension Agreement and Lease.

A proposed updated S106 agreement extending the development period from 5 years to 10 years had now been received from MDDC Legal Department. It had been circulated to all councillors and trustees for information and comment. Proposed by Councillor Mander and Seconded by Councillor Phare “That the Parish Council agree to the produced document subject to advice from the Parish Council Solicitor” Members unanimously agreed and asked the Chair to liaise with the solicitor in the absence of the Clerk.

ACTION: Councillor Warren

Prior to submitting a planning application it was a requirement that a definition of ‘Community Use’ be agreed with MDDC Planners and members were asked to come up with as wide a definition as possible. Mr K Wood, a Trustee of the Charity was present and invited to also give thought to a definition. He also took the opportunity to advise Councillors of a decision of a recent meeting and a response being prepared to the Parish Council.

ACTION: ALL Councillors

Meeting closed 20.22

Councillor Barry Warren
Chair of Planning, Lighting, & Transportation Committee
09 February 2017