

**WILLAND PARISH COUNCIL
PLANNING, LIGHTING AND TRANSPORTATION COMMITTEE
MEETING TO BE HELD ON**

WEDNESDAY 21 MARCH 2007

7.30pm

MINUTES

Present: Cllr Perrett, Cllr Davis, Cllr K Taylor, Cllr B Taylor, Cllr Mander and the Clerk.

Apologies: Cllr Crook, Cllr Tancock, Cllr Marrow.

1. Applications

- a. Mr Hargreaves, Pump Cottage, Willand Old Village, Ref 07/00467**
Notification of intention to carry out works to trees within a Conservation Area.

Willand Parish Council recommends approval. The Parish Council does have concerns about the safety of the wall behind the trees whilst work is carried out.

- b. Leitner Builders Ltd, Miller Farm, West Buckland, Ref 07/00248**
Erection of 12 dwellings and 1 garage at Council Depot, Part Street, Willand.

Willand Parish Council recommends refusal based on the fact that layout is very unattractive and totally impractical. The parking layout is really impersonal and from a safety aspect the parking will be out of view. The layout should be such that the some of the properties should overlook the parking area. The Council would like to see an integrated parking scheme and incorporated into a dwelling boundary.

Furthermore the current plan for the drainage is poorly directed towards the car parking. A soak away will not operate properly on this site due to previous contamination issues.

Due to contamination issues, all development rights should be removed to prevent people digging down into the contamination barrier.

The Parish Council supports the development but not in the current layout and it is not the best use of the site.

The 2.5m high fencing is of concern too. The embankment on the motorway could be improved with trees instead similar to that used on subway approach to reduce acoustic impact from the motorway.

The Parish Council feels that the properties could be backed onto the motorway to enhance privacy.

Please note that in the geotechnical report – the site plan is incorrect.

The Parish Council are delighted to see reference to the fact that local residents will be given priority over other residents in Mid Devon for the shared ownership units. We feel the wording should be “Willand residents” for clarity and written into the agreement.

2. Decisions

- a. Mr & Mrs Rowland, 5 Tamars Drive, Willand, Ref 07/00064**
Erection of conservatory. Approved. Noted.
- b. Mrs Spence, 1 Harpitt Close, Willand, Ref 07/00108**
Application to carry out work to 2 Common Ash trees protected by TPO. Approved. Noted.
- c. Mr & Mrs Dunn, Woodsmoke Cottage, Willand Old Village, Ref 06/02444/LBC**
LBC for internal alteration to form 2 ensuite bathrooms. Refused. Noted.
- d. Mr Radmore, 22 Chestnut Drive, Willand, Ref 06/01860**
Change of use of dwelling to 2 dwellings. Refused. Noted.

The meeting was closed at 8.50pm.