

Clerk to the Parish
Council
Mrs P Harrogate
Tel: 01884 38044

WILLAND

PARISH
COUNCIL

St Julitta
Gables Road
Willand
Devon EX15 2PL

**MINUTES OF THE EXTRAORDINARY COUNCIL MEETING HELD ON
THURSDAY 9TH AUGUST 2007 AT 19.00 AT WILLAND VILLAGE HALL.**

PRESENT: Cllr G Davis, Cllr R Perrett, Cllr A Bush, Cllr K Taylor, Cllr B Taylor, Cllr A Warne, Cllr S Eschele, Cllr T Mander, Cllr S Marrow

IN ATTENDANCE: Mrs P Harrogate (Parish Clerk), Dave Scott, Darren Summerfield (MDDC Forward Planning department), District Cllr B Hull, 79 members of the public.

1. Presentation on the Area Development Plan by a representative of the Forward Planning department at Mid Devon District Council

(further information is available on this matter at

<http://www.middevon.gov.uk/index.cfm?articleid=5196>.)

The Chairman thanked parishioners for their attendance and introduced Darren Summerfield and Dave Scott.

Darren gave some background information on the Mid Devon local plan that was adopted in 2006. This plan sets out direction to 2011. A local development framework is necessary to review policies and land usage. Factors taken into consideration are climate change, sustainable development and affordable housing.

In July 2007 the core strategy was adopted – this determines levels of development up to 2026 and gives direction on where this development should take place.

All further documents must be in compliance with the fundamental principles of this strategy. The core strategy dictates that, in Willand, land can be allocated for affordable housing, local services and employment – no allocation for open market housing (unless small scale within settlement boundary and infill).

The area development plan at this stage is an ‘Issues and options exercise’ and following consultation a ‘Preferred Option’ plan will be produced at the beginning of 2008. The plan will then be presented to the Secretary of State in July 2008 with possible adoption in 2009.

All proposed planning applications on all land including the proposed allocated land are subject to full planning regulations and all usual consultations will take place before an application is approved; consultees include the Parish Council, Highways Agency, Environmental Agency, Neighbouring properties etc.

The following questions were put forward by parishioners:

Where is the proposed planning at Lloyd Maunder?

The agents from Lloyd Maunder approached MDDC – they are looking to expand their premises in order to diversify their business and to provide key worker housing – MDDC are now putting these ideas forward for consultation.

If permission is given to Lloyd Maunder would people in the village get first option on the houses?

These houses are ‘key worker houses’ and would be under the control of Lloyd Maunder. Sites proposed for affordable housing usage are to satisfy a need determined by a housing needs survey that was carried out in 2005. This need is significantly lower than expected for a village the size of Willand (4 needed) and the Parish Council may wish to consider the need for a revised housing needs survey to establish the current need.

What do you call affordable?

The affordability of social housing through a Housing Association is set down by the government. The cost would be significantly cheaper than a privately rented house.

Could you identify what the colours on the large map refer to?

Yellow represents a site that was allocated in the existing local plan in Southview Road (with a potential for 24 dwellings and a 1000sq metre shop)

Purple represents a site on the Uffculme Road (with a potential for up to 9 dwellings) and a site on Meadow park (with a potential for 18 dwellings). The large purple area represents the existing Lloyd Maunder site – this is land that belongs to Lloyd Maunder but is not all developed land.

Flood plains in blue, Recreation in green, Red is conservation area.

Are you concerned with services i.e. the school, retail facilities etc?

MDDC are always concerned with services but it difficult to bring forward shops unless a commercial enterprise deems them viable; there are sufficient numbers for school to be supported.

In the 2 areas allocated for affordable housing will these be a mix of affordable and market housing?

These will be 100 per cent affordable housing – shared equity purchase and rent.

How many affordable houses were generated by the Willand Moor development? 6**The new industrial area that is currently being developed is not shown on the plan, why is this and what about road structure?**

The new development already has Planning Permission so it is not on the proposed plan, as it is not up for consultation. The Local Highways Authority and the Highways Agency are consulted on all applications.

Are these the only options available to planners?

This is an issues and options report – MDDC fully expect the Parish Council, the public and developers to come forward with alternative suggestions.

Is there anything that can improve the community aspect of the village for the young people?

Areas can be allocated but if they are not viable commercially the land will stay empty. Some funding is available for recreation and open space through Section 106 money.

Chairman – as a parish we must decide whether the right sites are being proposed and therefore weigh up traffic issues against employment and provision of services for the parish.**Chairman of planning - in a previous plan Willand had a lot of promised services – allocation for the allotment site and area allocated for the health centre.**

It is deemed that with the development of a new health facility in Cullompton that this will be provision enough for surrounding areas.

Are there documents that protect the allotments ground?

The allotments are protected by community policy C8 in the local plan. It is agreed that should a developer want to develop the land they would have to find an alternative local site suitable for the allotments

The problem with allocating land for certain things is that the land owner could insist that the District Council purchase the land and this is not a situation that the District Council wish to be in.

Why was a developer allowed to purchase the land previously allocated for a health centre?

The local health authority were not prepared to provide the service therefore MDDC had to drop the allocation.

If it is a genuine community facility i.e. health centre, village hall etc these could be built on land outside the settlement area – this is land that would not be used for housing therefore the land value drops and financially it is more viable for the service to be provided.

If the Lloyd Maunder development goes ahead traffic on the bridge at Station Road will become intolerable. The weight restriction through the village could also be removed, how can we ensure that this doesn't happen?

This matter is not within the control of MDDC it is a matter for the highways agency – if a strong view is felt it may be appropriate to lobby them on the subject!

How can MDDC influence DCC on highways issues?

Highways will have to be consulted. Highways agency will oppose any future development in Cullompton until highways issues are resolved.

In Willand in 1985 the population was 710 people by 2007 this had increased to a population of 4000 people – MDDC should help to keep weight restriction!!

Why are MDDC considering development within the village when development could be nearer the motorway junction?

We wouldn't look for a significant site for employment unless it was already on an existing site as Lloyd Maunders is. By direction from the Secretary of State, any plans to develop at Junction 27 have been removed from the local plan, whilst the Inspector supports the idea he is not happy with it being located at Junction 27, as it is considered to be an unsustainable location, not related to an area where people live and would therefore have to be accessed by a car – a food park should be in or adjoining an urban area.

What are the other options available to you as forward planners in replacement of the Junction 27 proposal?

There are 2 options in Tiverton, 1 in Crediton, 3 in Cullompton, MDDC is not necessarily support the Lloyd Maunders proposal and if it was not an existing site it would not be considered.

The Lloyd Maunder proposal states services as well, could a health centre not be included in the site?

MDDC understand that it is a secure site and would not be practical – but that would be a decision for Lloyd Maunders.

Should we be building houses in gardens?

To 2026 the target set by the government, which could change, is that 6800 properties should be built across Mid Devon. 70 per cent of these will be on green field sites – there is a shortage of brown field sites therefore the government's target of only 60 per cent is not achievable.

2000 of these properties are to be Affordable Housing. If circumstantially, the Parish council can say that the need is higher then other potential sites can be added in to the plan to allow for future development.

Willand is bounded by flood planes on both sides – can you assure us that these areas will not be developed.

There are new guideline that refer to flood and flood risk and no development is allowed (construction of a rail siding – could be permissible – taken on merit – sometimes roads if necessary)

Should the development site for affordable housing previously refused be resubmitted?

Yes, it would be reconsidered. All fundamental objections should be raised before the end of the consultation.

What is classed as a fundamental objection?

Logical planning arguments. These sites are all fundamentally viable and have been checked by forward planning department.

Could The Gables be considered for affordable housing?

No plans at this stage, it is owned by DCC. The Parish Council tried to make it a listed building but English Heritage will not take this forward.

How much notice will be taken of local people?

The Parish Council value people's opinions and it is these views that will inform the way that the PC approaches the consultation.

The Chairman urged people to make representations on the consultation.

The Chairman thanked Dave Scott and Darren Summerfield for their time and thanked the parishioners for their attendance.

Meeting closed: 9pm.