

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 FULL COUNCIL MEETING HELD ON THURSDAY
13TH SEPTEMBER 2007 COMMENCING AT 19.00 AT WILLAND
VILLAGE HALL.**

DRAFT COPY

PRESENT: Cllr G Davis (Chairman), Cllr T Mander, Cllr K Taylor, Cllr B Taylor, Cllr N Crawford, Cllr C Davy, Cllr S Eschele, Cllr A Warne, Cllr S Marrow, Cllr R Perrett

IN ATTENDANCE: Mrs P Harrogate (Parish Clerk) District Cllr R Chesterton, PCSO Mel Smith, 17 members of the public

1. **To receive and accept apologies for absence**
District Cllrs Hull and Brandon, Cllr A Bush
2. **Minutes of the Meetings held:**
Full Council 12th July 2007
Planning Committee 12th July 2007
Planning Committee 26th July
Planning Meeting 9th August 2007
Extraordinary Meeting 9th August 2007
Planning Committee 23rd August 2007
Planning Committee 6th September 2007

All minutes approved as a true record and signed by the Chairman.

Cllr Davis proposed from the Chair to bring forward item 5 D & C Police, all were in agreement.

30377 PCSO Mel Smith introduced herself as our new PSCO she advised that it is her job to provide a high level of visibility in the village and she will be on the beat in Willand, Halberton and Sampford Peverell.

She can be contacted on: 08452 777444

PC M Davies sent his apologies and a crime report was read out.

3. To prepare response to MDDC regarding the Area Development Plan consultation.

After much discussion the following response was agreed:

A1: This site has merit for its non-intrusive position. The PC has concerns about the inadequate footpath, provision of street lighting and the speed of traffic along the Uffculme Road; these issues would need to be addressed. The site should only be considered as an exception site as 'homes for rent.'

A2: This site is not acceptable and should be removed. The PC considers this site would encroach unnecessarily into a Greenfield site. The PC has made alternative site suggestions in this response through PC1, PC5 and WI2.

E3: This site should be split up into relevant options. The PC is suggesting that the PC5 site is allocated as 'housing for rent'. This site is east of the railway cutting and in proximity of other residential dwellings.

Whilst the PC has no intention of restricting business growth at Lloyd Maunder it is committed to reducing HGV traffic along Station Road/South View Road. Allocation E3 as it stands, would inevitably encompass an increase in heavy vehicular movements through Station Road/South View Road and this would be a cause for concern. The PC would therefore seek at least a 'HGV neutral' situation on Station Road/South View Road and the PC would encourage the exploration of alternative methods of moving goods, such as rail, to and from this site.

WI2: To help meet the need for affordable housing in Willand the PC suggests that WI2 (currently incorporating Bramber Trailers and Super Tramp) is reallocated as 'housing for rent use only' and that any retail interest be accommodated within the Mid Devon Business Park (currently under construction). The PC would also suggest the additional allocation PC1 be used to extend WI2 to maximise the available use of brown field land in this area and provide a meaningful development site.

PC1: This site (part of Fir Close) should be added to the existing allocation WI2 to maximise the available use of brown field land in this area as 'housing for rent'. The PC considers this land to be well placed to provide amenity space for both the existing dwellings and any new development on WI2. The PC would like to stress that it is essential that any development maintains adequate off road parking for the existing dwellings. It is the PC's opinion that the development of this 'stand-alone site' would not best serve the community and would result in difficulties for the existing residents of Fir

Close. Combining the land with allocation WI2 would provide improved development opportunities and a more cohesive solution.

PC2: Any further development at this site should include the rotation of the business to utilise the new road network being built as part of the Mid Devon Business Park (WI1) and enable HGV traffic to use the new roundabout (Four Cross Ways) thus removing a significant number of traffic movements from the bridge on South View Road.

PC3: The PC recommends that this strip of land be allocated as a road link, essential to successfully integrating the two phases of the industrial estate. This allocation is needed to complement the road network on WI1 and thus utilise the new road network and enable HGV traffic to use the new roundabout (Four Cross Ways) thus remove a significant number of traffic movements from the bridge on South View Road.

PC4: This site is a key and currently under-utilised central location and the PC recommends that the area of land has an allocation for community use, healthcare and recreation. The PC would object to the loss of this site to residential development.

PC5: The PC recommends that this site is split from the proposed E3 area and is shown as a separate allocation. The mix of industrial and residential use in one allocation (E3) should be discouraged. The PC would prefer an allocation for affordable housing that would both complement the village needs as well as those of Lloyd Maunder. Residential development in this area should be viewed in the same light as any other residential development and a percentage of the dwellings should be allocated to meet the needs of the Parish community as a whole.

Our last comment relates to a matter of great concern to the residents of Willand, the necessary continuation of the weight restriction along the B3181 through the village. It has not gone unnoticed that the development in and around Cullompton could possibly allow HGV traffic to use the B3181 towards Willand. The Parish Council would strongly oppose any lifting of the existing weight restriction which would be, without doubt, detrimental to the quality of life in the village.

4. Matters Arising:

- **Agree date for the next meeting of the Environmental Committee**

Deferred to next agenda

- **Christmas Lights**
Deferred to next agenda

5. Items to be reported:

- **Devon and Cornwall Police**
Taken forward to beginning of meeting
- **Mid Devon District Councillors Chesterton, Brandon, Hull**
No reports
- **Devon County Councillor Radford**
Not present
- **Parish Lengthsman / Health and Safety - areas for attention**
Bus stop on Uffculme Road - overgrown
New roundabout by Lloyd Maunder - signs obscured by vegetation
Path at Willand Moor Road
Dean Hill Road - nettles, overgrown

6. Accounts: (for August & September 2007)

• Cheque signing	
Village Hall Committee (room rental)	£ 285.25
P Harrogate (expenses)	
Office allowance and internet 2 mnths	£ 47.98
P Harrogate (stamps)	£ 4.88
P Harrogate (BT phone bill 2 mnths)	£ 57.07
Printer paper & cartridge	£ 39.84
Reclaim money paid to B.Badcock for photocopying of Parish Plan)	£ 7.42
Astra Printing group (magazine printing)	£ 885.00
Brian Bussell (grass cutting contract)	£ 867.00
Inland Revenue (tax & NI payments)	£ 386.89
South West Water(cemetery)	£ 3.81
• Income this month	
Burial Ground -	£ 120.00
Allotments -	£ 26.50
Parish Magazine -	£ 645.00

7. Correspondence Received:

- **DAPC AGM**
Send apologies
- **Chairman's receptions nominations**
Eddie Dennis

- **Mid Devon Community Safety Partnership**

Noted

8. Public Questions

Issues about Policing in Willand - November agenda

Mark Barrington - regarding the enforcement order at Moorfield Dairy.

Items to be tabled:

Glasdon newsletter

Village Green

DAPC subscription rates

Junk Mail

Local Council Update

Devon County Council Annual Report

Noted.

Meeting closed: 22.05