



WILLAND PARISH COUNCIL

16 Tudor Grove, Cullompton, EX15 1XG

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You are hereby invited to attend a **Meeting of Willand Parish Council**, which will be held on **Thursday 10th September 2026 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

Members of the public are advised to submit questions to the Parish Clerk prior to the meeting.

The purpose of the meeting is to transact the following business.

Debbie Bird

Parish Clerk

2 September 2026

Please note that: -

- Members of the Press & Public are invited to attend under the Public Bodies (Admission to Meetings) Act 1960.
- Under the Openness of Local Government Bodies Regulations 2014, any members of the public or press are allowed to take photographs, film and audio record the proceedings and report on all public sections of the meeting.
- Under the Local Government Act (LGA) 1972 Sch 12 10(2)(b), Willand Parish Council is unable to make any decision on matters not listed within the agenda.
- Willand Parish Council will always attempt to record meetings.

AGENDA

1. **To receive any apologies from Councillors and record approval of reasons for absence.**
(please make any apologies known to the Parish Clerk)
2. **Declarations of Interest - To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda.**
3. **Public Question Time - To receive questions from members of the public relevant to the work of the council.** (A maximum of 30 minutes is allowed for this item; verbal questions should not exceed 3 minutes)
4. **Order of Business - At the discretion of the Chair, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public.**

5. **Parish Council Minutes - To approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 9th July 2026, as a correct record.**
6. **Chair and Clerk's Announcements - To receive any announcements which the Chair and Clerk may wish to make. (For information only)**
7. **To receive reports from County and District Councillors. (For information only)**
8. **Accounts Due for Payment and Receipts to include:**
 - a) **To examine and agree the Summary of Receipts and Payments for 2026-2027, up to 31st August 2026, and to receive the bank reconciliation.**
 - b) **To authorise payment of invoices listed in table A of the payments list and to minute ratification of additional payments made since the previous meeting as listed in table B.**
 - c) **To note the Reserves Balance Report for 2026-2027, up to 31st August 2026.**
 - d) **To note the External Auditor's Report & Certificate for 2025/26.**
9. **To consider options for a memorial dedicated to the late Chair, Councillor Barry Warren.**
10. **To receive an update from the Neighbourhood Plan Implementation Advisory Group and consider any proposals brought forward by the Group.**
11. **To receive an update from the Biodiversity Working Group and consider any proposals brought forward by the Group.**
12. **To review the Emergency Plan, including the role of the Parish Council and consider the setting up and operation of a Community Emergency Hub.**
13. **Play Areas:**
 - i. **To approve the repair of the Jubilee Field Play Area Carousel as set out in the accompanying report.**
 - ii. **To consider pressure washing of the play areas at Mallow Court, South View and Worcester Crescent at a total cost of £748 plus VAT – Mallow Court: £251 plus VAT, South View £241 plus VAT and Worcester Crescent: £256 plus VAT.**
14. **To consider the future structure of local government in Devon following the Government's announcement in July and whether any action is required by the Parish Council at this time.**
15. **To consider the following motion from Cllr Fernbank: "That Willand Parish Council formally objects to the final sealing of the Section 106 agreement for application 25/01498/MOUT unless Mid Devon District Council incorporates a negative Grampian Planning Condition, legally blocking developer connections until physical capacity upgrades are completed at the Allers Water Treatment Works, the Old Jaycroft Sewage Pumping Station, and the local low-voltage electrical substation."**

16. Mid Devon District Council – Planning Applications [MDDC Planning Public Access Portal](#)

Mid Devon District Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:

- a) Reference: DCC/4472/2026
Proposal: Application for Hazardous Substances Consent
Location: Devon Green Power, Lloyd Maunder Road, Willand, EX15 2PJ

- b) Reference: 26/01138/TPO
Proposal: Application to reduce the overall crown of 1 Ash tree (T48) by up to 2m and reduce the lower co-dominant stem back to previous pruning point protected by Tree Preservation Order 97/00008/TPO
Location: 8 Mulberry Close Willand Cullompton Devon EX15 2PA

To **Minute Ratification** of the following planning application submissions made under delegated powers since the last Full Council meeting:

- i. No objection to application number 26/00944/HOUSE - Erection of single storey rear extension 14 Campion Court Willand Cullompton.
- ii. No objection to application number 26/00956/MFUL - Variation of Condition 21 of planning permission 20/00876/MFUL (Construction of Cullompton Town Centre Relief Road comprising new 1350 metre road connecting Station Road to Duke Street and associated works) to amend the requirements for the provision of replacement cricket facilities prior to construction activities affecting Cullompton Cricket Club, Land at NGR 302456 107324 Cullompton Devon. CULLOMPTON, Willand consulted as a neighbouring parish.
- iii. Application number 26/00996/TPO, Application for a 1-1.5m lateral reduction to the south-west and north-west aspects of the canopy of 1 Oak tree, and reduction pruning of limbs, protected by Tree Preservation Order 96/00014/TPO, 4 Mulberry Close Willand Cullompton Devon EX15 2PA, comments as follows: Willand Parish Council notes that no arboricultural report has been provided on the condition of the tree and the need for the proposed work. The Parish Council considers that more information is needed before a decision is made on this application and therefore an arboricultural report should be requested. Until more information is provided the Parish Council is unable to make an informed response and therefore objects to this application in its current form.
- iv. Application number 26/01030/TPO, Application to remove 1 English Oak tree protected by Tree Preservation Order 02/00005/TPO, Land at NGR 304156 111003 (Boundary Of 12 Lupin Way) Willand, comments as follows: Willand Parish Council notes that the applicant states that the tree poses a risk of damage to property, however this is not adequately evidenced by the accompanying tree report. The applicant has stated that a professional house surveyor's report can be made available and we would suggest that this is requested in order to see if there is further evidence of property damage or risk of damage. We further note the applicant's comments around the drainage ditch and the offer to undertake wildlife friendly replanting, however the application should be determined on whether the tree is causing damage or is a potential risk. Finally we note that the

tree report suggests the tree could be reduced rather than removed and if the Tree Officer considers that work is required it should be an appropriate reduction rather than removal.

- v. Application number 26/01050/HOUSE, Erection of a single-storey rear extension and entrance porch; external alterations including rendering, replacement roof coverings, windows and doors, installation of roof-mounted solar photovoltaic panels, air source heat pump and electric vehicle charging point, Juniper Bungalow 25 Elmside Willand Cullompton Devon EX15 2RN, comments as follows: Willand Parish Council offers no objection to the erection of a single storey extension and entrance porch as per the proposed plans. As regards the external alterations, the impact of the proposed substantial integrated solar-PV array on the rear roof slope on the surrounding area, including the adjoining conservation area, needs to be assessed. The proposed change from brickwork to render is out of keeping with the other properties in this road and any potential visual impact must be fully considered.
- vi. No observations to make on application number 26/00159/MFUL, Construction of an earth-banked slurry lagoon, two silage clamps with associated retaining wall, yard extension, fencing and drainage, Land at NGR 298043 107664 (Honey Park Farm) Butterleigh Devon. CULLOMPTON, Willand consulted as a neighbouring parish.
- vii. Application number 26/01055/TPO, Application to reduce one over extended scaffold branch growing towards the property by approximately 2m back to a suitable growth point and undertake an overall canopy reduction of approximately 1-1.5m from One Ash tree (T1) protected by Tree Preservation Order 97/00008/TPO, Barnwell Jaycroft Willand, comments as follows: Willand Parish Council will support the views and recommendations of the Mid Devon District Council Tree Officer.

17. Mid Devon District Council – Planning Decisions

To note Mid Devon District Council, the determining Authority, has made the following planning decisions.

Reference: 26/00826/TPO

Proposal: Application to reduce the crown of 1 Ash tree (T22) by approximately 4-5m, reduce selected limbs by 1-2m and undertake light crown thinning and lifting, protected by Tree Preservation Order 94/00009/TPO

Location: 1 Harpitt Close Willand Cullompton Devon

DECISION: Split Decision – crown reduction limited to 2m and pruning cuts to be made up to a diameter of 50mm

18. Councillor Reports – At the discretion of the Chair, to receive reports from Parish Councillors – strictly for information only.

19. Close