



WILLAND PARISH COUNCIL

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 14th March 2024 at 7.30 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

Present: Cllr Warren, Cllr Phare, Cllr Grantham, Cllr Leach, Cllr Little, Cllr James, Cllr Hughes, Cllr Scott,

In Attendance: D Bird, Parish Clerk
County Councillor Ray Radford, left at 20.06 p.m.
7 Members of the Public, 6 left at 20.06 p.m.

Minutes

1403/01 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllr Glover & Cllr Jones and the reasons for absence were approved unanimously.

1403/02 Declarations of Interest

Declarations taken in the relevant item.

1403/03 Public Question Time

There were 7 members of the public present at the meeting. Questions and comments were taken as part of item 16(i).

1403/04 Order of Business

The Planning item at 16(i) was moved to after item 7 as 6 of the Members of the Public were present specifically for this item.

1403/05

It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 8th February 2024 as a correct record, Cllr Little proposed and Cllr Leach seconded. Unanimously agreed.

1404/06 Chairman's and Clerk's Announcements

- As a member of the Public Cllr Warren attended the Standards meeting at Mid-Devon District Council the previous evening where changes to the democratic process were proposed. As a result of public protest most of the changes were retracted.

- The quote from Canvas Spaces for new paths between the skate park and the pump track and the Skatepark and footpath will be brought to April Council for consideration.
- Five requests for consultation on Planning Applications received after publication of the agenda, responses to be prepared and circulated.
- The Neighbourhood Highways Officer has advised that residents should be encouraged to report Highways issues via the report a problem page on the Devon Highways website rather than via the Parish Council. This allows specific locations to be provided and for enquiries to be automatically assigned to the appropriate team thus ensuring a quicker response and feedback to the person reporting. Photographs should be uploaded where possible.

1403/07 Reports from County and District Councillors.

Email report received from County Councillor Radford circulated prior to the meeting. There were no District Councillors present.

1403/08

Neighbourhood Plan submitted in Mid-February. Mid-Devon District Council started the 6-week statutory Regulation 16 Consultation on the 13th of March and are arranging the appointment of an independent examiner. Further updates will be provided to Council when there are matters to report.

1403/09

Accounts Due for Payment and Receipts to include:

- a) It was **resolved** to note the Summary of Receipts and Payments and approve the Bank Reconciliation as at the 29th February 2024. Cllr Hughes proposed, Cllr Scott seconded. Unanimously agreed.
- b) It was **resolved** to authorise the payment of invoices received between the 7th February 2024 and 6th March 2024, and to **ratify** salary and other additional payments made since the previous meeting. Cllr James proposed & Cllr Phare seconded. Unanimously agreed. The Clerk reminded Councillors that there will be additional payments this month to ensure payments are made in the correct financial year and these will be reported to the April meeting.
- c) It was **resolved** to note The Reserves Balances Report.
- d) It was **resolved** to approve cover for the Litter Picker's leave between 18th March 2024 and the 22nd March 2024 at a cost of £151.81. Chair proposed. Unanimously agreed.

1403/10

It was **resolved** to approve and adopt the following updated Willand Parish Council Policies, Procedures & Strategies:

- a) Standing Orders – an amendment proposed to add in a point that items proposed by the Chair do not require a seconder. Cllr Little proposed the amendment, Cllr Scott seconded. Cllr Leach proposed that the policy as amended be adopted & Cllr James seconded. Unanimously agreed
- b) Financial Regulations. Proposed Cllr James & seconded Cllr Scott. Unanimously agreed.
- c) Investment Strategy. Proposed Cllr Scott & seconded Cllr James. Unanimously agreed.

- d) Freedom of Information - Model Publication Scheme. Cllr Leach proposed & Cllr Hughes seconded. Unanimously agreed.
- e) Expenses Policy and Expenses Claim Form. Cllr Phare proposed & Cllr James seconded. Unanimously agreed.
- f) Co-option Policy. Cllr Scott proposed & Cllr Hughes seconded. Unanimously agreed.

1403/11

The Town and Parish Council Charter as amended by Mid-Devon District Council was considered and the following were agreed:

Main document:

- **Planning, Page 4, point 2 - to query the statement that the size of planning notices for major applications are stated as being A3.**

Annex 1 – Planning:

- **Point 1 – To query why conservation consent been removed,**
- **Point 5 – To request that the District Council are mindful of the Parish Council meeting cycle and dates when sending in consultation requests,**
- **Point 10 – To point out that if officers are making a judgement not to advise this does not appear reflective of working in partnership with Parish Councils,**
- **Point 12 – To advise that the Parish Council support this but note that in practice officers' reports have on a number of occasions summarised Town and Parish comments rather than report them in full,**
- **Enforcement – the Parish Council would like to register their concern at the lack of proactive enforcement. It was felt that the amendments shown should be deferred until the proposed updated Enforcement Policy had been adopted by the Council. It was known that the proposed policy had been referred back by the Scrutiny Committee for rewriting.**

1403/12

The Emergency Plan was reviewed and there were no amendments required.

1403/13

It was **resolved** to approve the purchase of the CCTV and that the CCTV be gifted to the Village Hall who will manage and maintain it, Cllr Little proposed and Cllr Hughes seconded – unanimously agreed. It was **resolved** to approve the quote of £4,255.77 plus VAT, Chair proposed & unanimously agreed. Cllr Phare proposed an amendment to agree not to recover the Youth Club suggested contribution of £1,040 as the Parish Council would wish to support the re-opening of the Youth Club and the activities it can provide to young people in the village and these funds could be used for that purpose, seconded by Cllr Hughes – 4 voted in favour, 3 against. Cllr Grantham abstained from voting on this item as a trustee of the Village Hall.

1403/14

It was **resolved** to:

- a. approve the reinstatement of the Joint Traffic Working Group and agree the Willand representatives for the Group as Cllr Scott, Cllr Leach and Cllr Grantham;
- b. approve a joint petition to call for the reduction in the speed limit on the Uffculme Straight;

- c. approve the exchange of information between the parishes to achieve consistency in speed limits and assist each other in achieving successful 20mph bids and other speed reduction and traffic safety measures.
Cllr Scott proposed & Cllr Leach seconded. Unanimously agreed.

1403/15

Christmas Lights Options were considered, and it was agreed that the double light in the centre by the bus stop is retained, and two extra lights are added halfway along Silver Street as long as there are connectors. Cllr Leach proposed choosing Option 1 motifs & Cllr Phare seconded. Cllr Jones proposed option 2 as an amendment, Cllr Hughes seconded, Option 2 was voted on with 3 in favour, 4 against & 1 abstention, the amendment was therefore defeated. Option 1 was then voted on with 4 in favour, 1 against & 1 abstention & was therefore carried.

1403/16

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: 23/01351/MFUL
Proposal: Revised drawings and supporting information, Construction, operation and maintenance of a Battery Energy Storage System (BESS) facility with associated infrastructure and works including highway access, landscaping and biodiversity enhancements
Location: Land at 304444 114510 North of A361 Junction 27, Wesleigh. Burlescombe Parish

It was **resolved** to offer no observations in respect of this application. Proposed by Cllr Little, seconded by Cllr Hughes. 7 in favour, 1 abstention.

- b) Reference: 23/01904/MFUL
Proposal: Erection of a two-storey office extension and associated works
Location: Pencarrie Ltd Unit 14 South View Estate Willand Cullompton Devon EX15 2QW

It was **resolved** to support this application and submit the draft proposed comments circulated prior to the meeting. Proposed by Cllr Little, seconded by Cllr Leach. Unanimously agreed.

- Reference: 24/00351/TPO
Proposal: Application to prune laterally growth by 1-1.5m, of 1 Cedar protected by Tree Preservation Order 08/00003/TPO
Location: 3 Portway Gardens Willand Old Village Willand Cullompton Devon EX15 2SE

It was **resolved** to support the views and decision of the Tree Officer. Cllr Leach declared an interest and did not participate in the discussion or vote but remained in the room. Proposed by Cllr Little, seconded by Cllr Grantham. Unanimously agreed.

It was **resolved** to ratify the following planning application submissions agreed since the February Full Council meeting:

- i. Additional comments on application Number 23/01739/FULL, revised drawings and supporting information, erection of a dwelling at Silverstones, Silver Street, Willand, as circulated with the agenda.
6 neighbouring residents were present to highlight their concerns and request a site visit by relevant parties. **Devon County Cllr Radford agreed to write to relevant Officers to request a site meeting to address concerns on road safety and drainage. Residents were also advised to contact the Ward District Councillors to raise their concerns and ask for the application be called into Planning Committee. The Clerk to also write to the District Councillors raising the concerns highlighted and asking them to respond to the residents when contacted and call the application into Planning Committee. Parish Council to reinforce their concerns with regard to safety of access, turning of vehicles and flooding/surface water issues.** Proposed by Cllr Little proposed & Cllr Hughes seconded. Unanimously agreed.
- ii. Offer no objection subject to no concerns being raised by the MDDC Public Health Officer on application number 24/00267/FULL, partial change of use of existing industrial unit (use Class E(g)) to allow mixed use Class E(g)/Sui Generis to accommodate pet cremation business at Unit 8 Tanyard Farm Willand Cullompton Devon EX15 2PE. Chair proposed. Unanimously agreed.

1403/17 Mid Devon District Council – Planning Appeal

To consider whether the Parish Council wishes to make any further comments on the following Planning Appeal:

Reference: 23/01141/FULL

Proposal: Variation of condition 13 of planning permission 22/00868/MFUL (Removal of condition 13 of planning permission 17/01142/FULL - further noise assessments) relating to the submission of a noise assessment

Location: Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton
The Parish Council's previous comments have been forwarded to the inspector as part of the appeal process and it was agreed that no further comments need to be made. Chair proposed. Unanimously agreed.

1403/18 Mid Devon District Council – Planning Decisions

It was **resolved** to note Mid Devon District Council, the determining Authority, has made the following planning decisions.

Reference: 23/01905/PNSOL

Proposal: Prior Notification for the installation of 252 Solar Photovoltaics (PV) panels with a capacity of 107.1 kW (solar)

Location: Pencarrie Ltd Unit 14 South View Estate Willand

DECISION: Permitted Development Acceptance

Reference: 23/01919/HOUSE
Proposal: Erection of two storey side extension and single storey rear extension
Location: 24 Park Street Willand Cullompton Devon
DECISION: Permission Granted

Reference: 24/00015/TPO
Proposal: Application to reduce the crown of 1 Oak by up to 2m tree protected by Tree Preservation Order 97/00008/TPO
Location: 26 Blenheim Court Willand Cullompton Devon EX15 2TE
DECISION: Refusal

Reference: 24/00027/HOUSE
Proposal: Erection of an attached garage
Location: Land at Thatch Cottage Silver Street Willand Cullompton
DECISION: Permission Granted
Concern was expressed that the officer report discounted the concerns raised by the Parish Council that the garage size did not comply with MDDC own policy.

1403/19 Correspondence noted.

1403/20 **Councillor Reports.**

CLlr Little requested that the report on the local walking and cycling infrastructure be added to a future meeting agenda.

Parish Council Play Area signs need checking to ensure notices are compatible with MDDC Public Space Protection Orders with regards to dogs.

CLlr James asked to add an item onto a future meeting agenda in respect of the potential for the Parish to be involved in repairing potholes. He will conduct further research and discuss with the Clerk.

1403/21 The meeting closed at **21.35**