



WILLAND PARISH COUNCIL

16 Tudor Grove, Cullompton, EX15 1XG

Tel: 07920 014407

Email: clerk@willand-pc.org.uk

Minutes of the **Meeting of Willand Parish Council** held on **Thursday 14th December 2023 at 7.00 pm**,
in the **Club Room at Willand Village Hall, Gables Rd, Willand.**

Present: Cllr Warren, Cllr Grantham, Cllr Leach, Cllr Little, Cllr Scott

In Attendance: D Bird, Parish Clerk

Minutes

1412/01 To receive and accept apologies

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

1412/02 Declarations of Interest

There were no declarations.

1412/03 Public Question Time

There were no members of the public present at the meeting.

1412/04 Order of Business

There were no changes to the order of business. The Chair announced that there would be a short break after item 11.

1412/05 Parish Council Minutes –

It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 9th November 2023, as a correct record. Cllr Little proposed & Cllr Grantham seconded. Unanimously agreed.

1412/06 Chairman's and Clerk's Announcements

- Following John Sellick's resignation as Councillor, this creates a casual vacancy. The Parish now has two vacancies. Notices are on the website and noticeboards.
- A resident has suggested that he and a Councillor could walk the village in early March and note issues that need addressing. Councillors felt that this was something they already do on an ongoing basis. **Cllr Little to send the Clerk some wording for the Website and Facebook to explain this to the public.**
- A letter of thanks received from the Royal British Legion in respect of our donation.
- Chestnut Drive – Carousel due to be repaired 21st December under warranty. Swing height raised by Kompan following our request.

- A reminder that the Neighbourhood Highways Officer Dan Wood advising is leaving Devon County Council on the 12th January. It is hoped his successor will be appointed to start from the 22nd January, in the interim all issues will need to be reported via Customer Services. The Clerk has thanked Dan for his assistance during his time in post.
- S106 funding application for the Skate Park – Jo Williams left MDDC this month, the Clerk and District Councillors have been chasing Richard Marsh. **The Clerk to write to the Chief Executive re the lack of response.**
- Victoria Close Play Area – An email was circulated from Mid-Devon stating that they will not be replacing the fencing directly around the play area. The fencing to the roadside, around the wider park, will be retained and maintained. **The Clerk to add to Facebook and the Website and to check if there is a Public Space Protection Order for the whole park.**
- Christmas lights donations received from – Victoria Windows and Doors, Pencarrie, Stoneman Engineering, Willand Rovers, Pallex SouthWest, Hopkins Machinery, Willand Community Composting, Rayda Plastics, totalling £1800. All have received letters of thanks with donations acknowledged on the Website, Facebook and in the next issue of the magazine.
- December Christmas Arrangements – the Clerk’s last working day before Christmas will be Thursday 21st December and she will return to work on Tuesday 2nd January. An out of office message will be added. The Clerk will check the phone at least once a day but only respond to any urgent matters during this period.
- The Chair met with the retiring Willand School Headteacher, Anne Hawkins, and the new Headteacher, Naomi Tottle, the previous week.

1412/07 Reports from County and District Councillors

District Cllr Poynton emailed a new monthly newsletter, which was forwarded to Councillors earlier in the month, and tendered his apologies for the meeting.

County Councillor Radford also tendered his apologies and emailed a report, which was forwarded to Councillors earlier in the day. **The Clerk to contact Cllr Radford to ask that some of the additional funding being received from Government for road repairs is used in Willand.**

1412/08 Update from the Neighbourhood Planning Group

Cllr Little requested that sufficient time is allocated at the January meeting to present the Neighbourhood Plan key policy statements to Councillors. **Cllr Little to liaise with the Clerk.**

1412/09 To consider the recommendations of the Mid Devon Tree Officer and quotes received in respect of work to the Ash Tree on the boundary of the South View Play Area and 31 South View Close.

Following the Tree Officer’s report and granting of permission to re-pollard the tree three quotes were obtained. It was **resolved** to appoint Four Seasons to carry out the work at a cost of £440 plus VAT. Moved by the Chair, unanimously agreed.

1412/10 Accounts

- a) It was **resolved** to note the Summary of Receipts and Payments and approve the Bank Reconciliation as at the 30th November 2023. Cllr Leach proposed, Cllr Scott seconded. Unanimously agreed.
- b) It was **resolved** to authorise the payment of invoices received between the 7th November 2023 and 6th December 2023, and to minute **ratification** of salary and other additional payments made since the previous meeting. Moved by Chair. Unanimously agreed.
- c) It was **resolved** to note The Reserves Balances Report.

1412/11

A verbal update on Budget Planning and Precept setting for 2024/25 was provided following the previous week's Extraordinary Meeting, referencing the draft minutes circulated earlier in the week. This would set a Precept of £76,555, an increase of £2,258 (3%) on the previous year, equating to an additional £1.73 per annum per band D household.

Since the meeting an email has been received from DALC, with proposals to increase membership fees by 25% from April 2024, this level of increase has not been factored into the Precept and therefore an item will be added to the January agenda, prior to approving the final Precept, to consider whether the Council should continue its membership. **The Clerk to email DALC and express concern at the proposed increase advising that the Parish Council is currently minded not to renew.**

Meeting adjourned at 19.42 for a short break. Meeting resumed at 19.50

1412/12

To review the Emergency Plan and make any necessary amendments. John Sellick to be removed from Parish contact list.

1412/13

It was **resolved** to note the Full Council meeting dates for 2024 and set the date for the Annual Parish Meeting as the 14th March 2024.

1412/14

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

Reference: 23/01798/FULL

Proposal: Variation of Condition 9 to allow alternative feedstock types and quantity and Condition 20 to allow the anaerobic digester plant to produce and export 1.1 megawatts of renewable energy of planning permission 17/01142/FULL

Location: Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton

It was **resolved** to submit the draft proposed comments circulated prior to the meeting. Unanimously agreed.

Reference: 23/01739/FULL

Proposal: Erection of a dwelling

Location: Silverstones, Silver Street Willand Cullompton Devon EX15 2RG

It was **resolved** to submit the draft proposed comments circulated prior to the meeting. Unanimously agreed.

Reference: 23/01838/MFUL

Proposal: Installation of ground mounted solar PV panels to generate up to 5MW, comprising photovoltaic panels and associated infrastructure and works (Site Area 6.30ha)

Location: Land at NGR 300681 107829 (East of Wells Park) Cullompton Devon

It was **resolved** to submit the draft proposed comments circulated prior to the meeting. Unanimously agreed.

- a) It was **resolved** to ratify the following planning submissions agreed since the November Full Council meeting, all unanimously agreed:
- i. Application Number 23/01713/HOUSE - erection of a single storey extension to the rear and conservatory to the side at 3 Hillcrest, Willand Old Village – No objection.
 - ii. Application Number 23/01734/TPO - Application to fell 1 Ash tree (T1) protected by Tree Preservation Order No. 97/00008/TPO due to Ash Die Back, Barnwell Jaycroft Willand – The Parish Council will support the view of the MDDC Tree Officer.
 - iii. Application Number 23/01692/PIP - Permission in Principle for the erection of up to 7 dwellings, Land at NGR 303897 111470 (Culm Valley Garage) Willand – Submission as per the document circulated.

The following applications received since the publication of the agenda were mentioned:

- Application Number 23/01859/HOUSE & 23/01860/LBC (Conversion of an outbuilding to annex) - Variation of condition 2 of planning permission 22/02209/HOUSE & 22/02210/LBC, to allow for substitute plans relating to change in materials, Land and Buildings at NGR 303719 110353 (Dye House) Willand Old Village Willand Devon, potential response circulated for approval, to be ratified at the January meeting.
- Expansion of Hitchcocks Business Park by 365 sqm - 23/01866/FULL, too late for agenda. The Parish Council to offer no observations, to be ratified in January.

1412/15

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: 23/01268/NMA

Proposal: Non-Material Amendment for 21/01754/MARM to allow the removal 1m soil bund and fence and replace with 3m timber acoustic fence

Location: Land at NGR 303288 110467 Adj Meadow Park Silver Street

DECISION: Permission Granted

Reference: 23/01505/FULL

Proposal: Creation of charging zone, erection of EV chargers, erection of canopy, substation enclosure and associated forecourt works
 Location: Willand Service Station Willand Cullompton Devon
 DECISION: Permission Granted

Reference: 23/01708/PNHH
 Proposal: Prior Notification for the erection of an extension extending 5.9m to the rear, maximum height of 2.80m and eaves height of 2.80m works
 Location: 46 Somerlea Willand Cullompton Devon
 DECISION: Householder Development Acceptance

Reference: 23/01622/TPO
 Proposal: Application to crown reduce by 3.5m and reshape 1 Ash tree protected by Tree Preservation Order 94/00009/TPO
 Location: 1 Harpitt Close Willand Cullompton Devon
 DECISION: Refusal

Reference: 23/01635/TPO
 Proposal: Application to reduce side of 2 Sycamore trees (T1&T2) by 2.5-3m and 1 Hornbeam tree (T3) by 2.5-3m back to boundary fence, protected by Tree Preservation Order 74/00015/TPO
 Location: Land at NGR 303424 110527 (Adj. 20 Sycamore Close) Meadow Park Willand
 DECISION: Permission Granted

1412/16 Correspondence noted. One Item for consideration: State of the District Debate letter, inviting towns and parishes to an event in March to promote enhanced partnership working. Cllr Little has volunteered to attend on behalf of the Parish once the date is confirmed.

1412/17 Councillor Reports

Cllr Scott updated on the VAS. November report added to the Website and Facebook page. Once there is 4 months data an agenda item will be added to consider trends.

Cllr Little put forward a suggestion that the magazine issues are placed on the website.

1412/18 Meeting Closed at 20.19 p.m.