



## WILLAND PARISH COUNCIL

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 12<sup>th</sup> October 2023 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

**Present:** Cllr Warren, Cllr Grantham, Cllr James, Cllr Scott, Cllr Glover, Cllr Little, Cllr Jones, Cllr Hughes, Cllr Leach

**In Attendance:** D Bird, Parish Clerk  
District Councillor J Poynton  
County Councillor R Radford  
Samantha Thomas – Carney Sweeney, left meeting at 7.20 p.m.  
4 members of the public – left 7.18 p.m. and 7.31 p.m.  
District Councillor G Duchesne, arrived 7.03 p.m.

### Minutes

- 1210/01 Co-option**  
It was **resolved** that Jack Hughes & Sue Leach be co-opted onto the Parish Council.  
Moved from the Chair. Unanimously agreed
- 1210/02 To receive and accept apologies**  
It was **resolved** to receive and accept apologies from Cllr Sellick & Cllr Phare and the reasons for absence were approved unanimously.
- 1210/03 Declarations of Interest**  
There were no declarations.
- 1210/04 Public Question Time**  
There were 4 members of the public present at the meeting until the conclusion of item 6 – the Wain Homes Presentation. They were attending for this presentation and no other questions were asked.
- 1210/05 Order of Business**  
There were no changes to the order of business. Item 14 was removed from the agenda and deferred to November to consider an alternative suggestion.
- 1210/06** A presentation was received from Samantha Thomas from Carney Sweeney, Planning Agent for Wain Homes on a proposed development on land to the west of the B3181,

Willand, in Halberton Parish. Online consultation has just closed but comments/responses can still be made. Looking to submit an outline planning application before Christmas. Proposed housing - 119 open market & 51 affordable. Pedestrian and cycle connections to be provided. Usual considerations and contributions will be made under a Section 106 agreement. Green space and allotments or community orchard to be provided. Looking to identify young people's facilities within the open space areas. Councillors and members of the public present raised concerns that the development would be in Halberton, who would receive the Council Tax and contributions, but residents were likely to use Willand as the closest centre, putting pressure on facilities and infrastructure. Potential population increase could be 400-500 people. Cllr Little pointed the planning agent towards the draft neighbourhood plan which sets out the view of local people for the delivery of housing. The Chair reminded those present that they could complete consultation forms available from the Planning Agent.

**1210/07 Parish Council Minutes –**

It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 14 September 2023, as a correct record. Cllr Grantham proposed & Cllr James seconded. Unanimously agreed.

**1210/08 Chairman's and Clerk's Announcements**

- Anti-Social Behaviour Pump Track – emails previously circulated by the Chair to Councillors. No further complaints received.
- Agenda Item 26b – Chair met with Cllr Keable the previous day to discuss.

**1210/09 Reports from County and District Councillors**

- Cllr Radford had sent a report prior to the meeting, which was circulated to Councillors. New Headteacher appointed for Willand School, the County Councillor and Chair to arrange to meet the new appointee. There will be more news on DCC budget planning in the coming months.
- Cllr Poynton – undertaken neighbourhood walk abouts with housing officers and PCSO's. Landscape Character Assessment Day attended - reinforced the importance of separate local communities and opposition to ribbon development.
- Cllr Glover – tour of Mid-Devon leisure centres. The boundary fence at South View to be discussed at the November meeting, as advised by the Clerk. Planning Enforcement papers prepared for Church Lea.

**1210/10 Update from the Neighbourhood Planning Group**

Cllr Little advised that 35 specific points were raised in the Regulation 14 consultation, mainly from statutory consultees. He has just met with the Consultant to consider the responses and will bring a fuller report to the next meeting.

**1210/11 Progress to fill remaining vacancies under co-option arrangements.**

An enquiry received for the last vacancy. Information sent to the prospective applicant. Nothing further heard.

- 1210/12**      **Accounts Due for Payment and Receipts to include:**
- a) **To examine and agree the Summary of Receipts and Payments for 2023-2024, up to 30<sup>th</sup> September 2023, and to receive the bank reconciliation.** It was **resolved** to approve the Summary of Receipts and Payments and the Bank Reconciliation. Cllr James proposed, Cllr Scott seconded. Unanimously agreed.
  - b) It was **resolved** to authorise the payment of invoices received between 7<sup>th</sup> September 2023 and 6<sup>th</sup> October 2023, and to minute **ratification** of salary and other additional payments made since the previous meeting. Cllr James proposed, Cllr Hughes seconded. Unanimously agreed.
  - c) **To examine and agree the Reserves Balance Report for 2023-2024, up to 30<sup>th</sup> September 2023.** It was **resolved** to approve the Reserves Balance Report. Chair moved. Unanimously agreed. Some further work to be undertaken on Reserves as part of the 2024/25 Budget Planning Process.
- 1210/13**      **To receive an update on Budget Planning for 2024/25 and review indicative costs as set out in the attached paper to help to inform the Precept.** The Clerk presented the previously circulated paper and advised that further work is being undertaken to refine over the coming months to finalise the precept in December. Cllr Little raised some concerns about increasing Cemetery fees and the Chair suggested that he bring forward an income proposal for the next meeting. **A special meeting to finalise the precept to be arranged for December, date to be agreed at November Council as the third Thursday in December, 21<sup>st</sup>, previously set aside for the Finance and Administration Committee, was considered to be too close to Christmas.**
- 1210/14**      **To consider the implications of VAT on Magazine advertising income and agree a way forward.** This item was deferred to the November meeting to allow time to consider an alternative suggestion.
- 1210/15**      It was **resolved** to approve the donation to the British Royal Legion of £60 as set out in the precept for 2023/24. Moved by the Chair. Unanimously agreed.
- 1210/16**      It was **resolved** to approve a donation of £50 to the CAB, following their recent request. Moved by the Chair. Unanimously agreed.
- 1210/17**      Cllr Scott to become an administrator on Microsoft & Cllr Hughes an administrator on Scribe to provide contingency and continuity if the Clerk is unavailable.
- 1210/18**      A Working Group of Cllr Jones & Cllr Leach to consider the proposal put forward by a Member of the Public in relation to grass cutting and weed spraying and bring forward a practical suggestion for consideration at November Council.
- 1210/19**      A verbal update was provided on progress with the Jubilee Field Accessible Bench Project – Bench and anchors delivered, awaiting fitting.

- 1210/20** No suggestions received by the Clerk or Cllr Grantham prior to the meeting re the use of the residual funds of £2,651.50 remaining in the Chestnut Drive Play Area Reserve. Cllr Jones suggested a trampoline. **The Clerk to investigate and cost.**
- 1210/21** A verbal update was provided on the potential for illumination of the Pump Track until 9 p.m. to enable use after dark – contact made with the contractor who put in the floodlights at Willand Rovers. He will give an indication of price following a site visit, for Councillors to consider next steps.
- 1210/22** It was **resolved** to approve the laying of grass lock matting at the bottom of the ramp at a cost of £86.95 plus collection and fitting at a cost of £90.04, total of £176.99. Proposed Cllr Little & seconded Cllr Jones. Unanimously agreed.  
It was **resolved** to purchase a bin to be attached to the Pump Track signage post due to the increased litter. **Clerk to action.** Bin may need to be emptied by the Litter Picker if Mid-Devon will not take this on.
- 1210/23** Christmas Lights install/switch on date is the 10<sup>th</sup> November and switch off/removal 2<sup>nd</sup> January. It was **resolved** to approve that a payment of £780 be made to Devon County Council to carry out the required connector checks. The Chair moved. Unanimously agreed.
- 1210/24** No monthly play area inspection reports received from Mid-Devon for September. It was agreed that this item should be removed from the agenda unless there is something to report.
- 1210/25** It was **resolved** to approve the seasonal expenditure on plants for village planters at an approx. cost of £100. **Clerk to contact those who maintain the planters to confirm their requirements.**
- 1210/26** **Mid Devon District Council – Planning Applications [MDDC Planning Public Access Portal](#)**

Reference: 23/01351/MFUL

Proposal: 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 NGR 304444 114510 North of A361, Junction 27 Westleigh Devon, BURLESCOME PARISH

Proposal made to offer no objection by Cllr Grantham and seconded by Cllr Hughes - 4 votes for, 4 against, 1 abstention. **As the vote was split the Chair proposed that the Parish Council offers no observations on the application – Cllr Jones seconded, unanimously agreed.**

Reference: 23/01141/FULL  
Proposal: Removal 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 Devon  
AMENDED APPLICATION, HALBERTON PARISH  
It was **resolved** to comment that the Parish Council has seen nothing to change its original submission. Unanimously agreed.

Reference: 23/01505/FULL  
Proposal: Creation of charging zone, erection of EV chargers, erection of canopy, sub-station enclosure and associated forecourt works  
Location: Willand Service Station Willand Cullompton Devon EX15 2PF  
It was **resolved** to support the application. Unanimously agreed.

- a) It was **resolved** to approve of the submission on the 25<sup>th</sup> September 2023 offering no objection to Planning Application 23/01426/HOUSE, 6 Myrtle Close Willand Cullompton Devon EX15 2SU, Erection of single storey extension to front and conversion of garage to study. Unanimously agreed.
- b) An update provided on the Meadow Park Complaint – Both the Mid-Devon Chief Executive and the Cabinet Member for Planning and Economic Regeneration have not answered the concerns raised re the handling of the complaint and have advised that the Parish Council should proceed to the Ombudsman stage if dissatisfied with the response. It was **resolved** to take no further action.

**1210/27**

### **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: 23/01111/HOUSE  
Proposal: Erection of a garage/vehicle shelter  
Location: Culm Vale House, Willand, Cullompton  
DECISION: Permission Granted

Reference: 23/01242/TPO  
Proposal: Application to side back canopy of 1 Oak tree T1 from property by 2-2.5m; repollard willow trees in area between T2 and T3 and side back hedge from garden all protected by Tree Preservation Order No. 02/00005/TPO  
Location: 3 Greenwood Willand Cullompton Devon EX15 2SY  
DECISION: Split Decision (T1 work refused) (Repollarding between T2-T3: consent granted)

Reference: 23/01260/TPO  
 Proposal: Application to crown reduce by 1m and crown raise by removing small epicormic growth of 1 Oak protected by Tree Preservation Order 97/00008/TPO  
 Location: 4 Blenheim Court Willand Cullompton Devon EX15 2TE  
 DECISION: Consent Granted

Reference: 23/01052/HOUSE  
 Proposal: Retention of lean-to extension to detached garage  
 Location: Church Lea Willand Old Village Willand Cullompton  
 DECISION: Refusal

Reference: 22/02272/FULL  
 Proposal: Erection of 2 dwellings following demolition of agricultural buildings utilising the Class Q fallback position (21/01146/PNCOU and 21/01148/PNCOU)  
 Location: Land and Buildings at NGR 303765 110338 (Culm Park) Willand Devon  
 DECISION: Permission Granted

Reference: 23/00918/FULL  
 Proposal: Erection of Roof over existing yard  
 Location: Willand Pre-School Gables Road Willand Cullompton EX15 2PL  
 DECISION: Permission Granted

Reference: 23/00920/ADVERT  
 Proposal: Advertisement Consent to display 2 non-illuminated signs on the North East elevation  
 Location: Willand Pre-School Gables Road Willand Cullompton EX15 2PL  
 DECISION: Consent Granted

Reference: 23/01172/MARM  
 Proposal: Variation of condition 1 of planning permission 19/00364/MARM to allow substitute plans – Reserved Matters application pursuant to Outline application 15/01332/MOUT, for employment development of up to 5,256m<sup>2</sup> of B1, 2,651m<sup>2</sup> of B2 and 4,919m<sup>2</sup> of B8 units together with internal access roads, parking and associated infrastructure  
 Location: Land at NGR 303681 111677 (North Of Mid Devon Business Park) Muxbeare Lane Willand Devon  
 DECISION: Approval of Reserved Matters

Reference: 23/01313/FULL  
 Proposal: Change of Use of agricultural building to 3 additional industrial units  
 Location: Land and Buildings at NGR 303273 109802 Tanyard Farm Willand Devon  
 DECISION: Permission Granted

**1210/28 Correspondence and Matters to Note – To receive Council correspondence and matters to note.**  
Correspondence noted. No further action required.

**1210/29 Councillor Reports**

- Cllr Leach raised concerns that tree branches on Jaycroft were left on the road following the Neighbourhood Highways Officers' recent pruning of the overhanging branches. **Cllr Leach to provide photos for the Clerk to follow up.**
- Cllr Jones asked when next weed spraying was due. The Clerk has already chased and is awaiting a response.
- Cllr Glover suggested that flowers should be purchased for the retiring Willand School Headteacher – **Clerk to action and to contact the school to find out about any leaving arrangements/event.**

**PART 2 –** It is recommended that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information.

**1210/30 To receive quotes & supporting contractor documentation for the Mini Skate Ramp Project in Jubilee Field and to agree the appointment of a contractor following the closure of the tender on the 5th October**

This item was discussed in private session due to commercial sensitivity. Papers were provided to councillors prior to the meeting on the quotes received. It was **resolved** to appoint Canvas Spaces Ltd as the Contractor and proceed with the Grass Bunds option, at a cost of £47,780, subject to Planning and a successful Section 106 funding application. **The planning application is due for determination by the 16<sup>th</sup> October and the Clerk will now finalise and submit the Section 106 funding application to Mid-Devon.** The price quoted is based on access from the gate adjacent to the footpath and school grounds – **Clerk to contact the Headteacher to agree access via this gate.**

**1210/31** The meeting closed at 20.58 p.m.