



WILLAND PARISH COUNCIL

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PUBLIC NOTICE

You are hereby invited to attend a **Meeting of Willand Parish Council**, which will be held on **Thursday 12th October 2023 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

4 October 2023

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 consider the co-option of Sue Leach & Jack Hughes as Councillors to fill vacancies on the Parish Council.**
- 2. To receive any apologies from Councillors and record approval of reasons for absence (please make any apologies known to the Parish Clerk)**
- 3. Declarations of Interest - To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda**

- 4. 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)**
- 5. Order of Business - At the discretion of the Chairman, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public.**
- 6. To receive a presentation from Wain Homes on a proposed development on land to the west of the B3181, Willand, in Halberton Parish. (LIMIT 20 MINUTES)**
- 7. Parish Council Minutes - To approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 14th September 2023, as a correct record.**
- 8. Chairman's and Clerk's Announcements - To receive any announcements which the Chairman and Clerk may wish to make. (For information only)**
- 9. To receive reports from County and District Councillors. (For information only)**
- 10. To receive an update from the Neighbourhood Planning Group. (Report to be issued prior to the meeting)**
- 11. To review progress to fill vacancies under co-option arrangements.**
- 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 30th September 2023, and to receive the bank reconciliation.**
 - b) To authorise payment of invoices received between 7th September 2023 and 6th October 2023 and to minute ratification of additional payments made since the previous meeting.**
 - c) To examine and agree the Reserves Balance Report for 2023-2024, up to 30th September 2023.**
(The financial information will be issued prior to the meeting)
- 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. (Clerk to circulate information with agenda)**
- 14. To consider the implications of VAT on Magazine advertising income and agree a way forward. (Clerk to circulate paper with agenda)**
- 15. To approve the annual donation to the British Royal Legion of £60 as set out in the precept for 2023/24.**
- 16. To consider a donation request from the CAB. (Letter included with agenda)**

17. To consider the addition of a Councillor as Administrator on Scribe and Microsoft Admin to ensure that there are at least two administrators for these accounts to provide a contingency and continuity if the Clerk is unavailable.
18. To consider a specification put forward by a Member of the Public in relation to grass cutting and weed spraying, to support biodiversity within the parish. (paper to be provided in advance of the meeting)
19. To receive a verbal update on progress with the Jubilee Field Accessible Bench Project.
20. To consider how the residual funds of £2,651.50 remaining in the Chestnut Drive Play Area Reserve should be utilised, following completion of the refurbishment. (Cllrs to provide suggestions to Cllr Grantham and the Clerk to be circulated prior to the meeting)
21. To receive a verbal update on the potential for illumination of the Pump Track until 9 p.m. to enable use after dark. (The Clerk to update)
22. To approve the laying of grass lock matting at the bottom of the ramp due to the area becoming increasingly muddy, at a cost of £86.95 plus collection and fitting, and to consider the purchase of a bin to be attached to the field shelter or sited adjacent to the Pump Track due to increased litter from Pump Track users : approx. costs £292.49 plus VAT to purchase the bin plus fitting costs.
23. To receive an update on the Christmas Lights installation/switch on and removal for 2023, and to approve that a payment of £780 be made to Devon County Council to carry out the required connector checks.
24. To receive and consider the monthly play area inspection reports and agree any required courses of action. (Reports to be issued prior to the meeting)
25. To approve the seasonal expenditure on plants for village planters at an approx. cost of £100.
26. 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:

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

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

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

- a) To **Minute Ratification** of the submission on the 25th 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.
- b) To **receive an update on the Meadow Park Complaint and consider whether further action is required.**

27. Mid Devon District Council – Planning Decisions

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 5,256m² of B1, 2,651m² of B2 and 4,919m² 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

28. Correspondence and Matters to Note – To receive Council correspondence and matters to note. (A list of the correspondence and matters to note will be issued prior to the meeting.)

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

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.

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. (information will be circulated prior to the meeting)

31. Close