



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 14th September 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

6 September 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 Jason Scott & Helen Jones 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. **Parish Council Minutes - To approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 13th July 2023, as a correct record.**
7. **Chairman's and Clerk's Announcements - To receive any announcements which the Chairman and Clerk may wish to make.** (For information only)
8. **To receive reports from County and District Councillors.** (For information only)
9. **To receive an update from the Neighbourhood Planning Group.** (Report to be issued prior to the meeting)
10. **To review progress to fill remaining vacancies under co-option arrangements.**
11. **Accounts Due for Payment and Receipts to include:**
 - a) **To examine and agree the Summary of Receipts and Payments for 2023-2024, up to 31st August 2023, and to receive the bank reconciliation.**
 - b) **To minute ratification of invoices paid in August where payment was due on or before the 31st August** (circulated to Councillors by email before payment made)
 - c) **To authorise payment of invoices received between 7th August 2023 and 6th September 2023, due for payment in September.**
 - d) **To examine and agree the Reserves Balance Report for 2023-2024, up to 31st August 2023.**
 - e) **To approve a transfer between the Lloyds Business Savings Account and the Lloyds Treasurers Account of £10,000 to cover invoices due in September, including the final pump track payment, to leave an appropriate operating balance until receipt of the precept in early October.**
 - f) **To receive the External Auditor's Report and Certificate for the 2022/23 Audit.**
 - g) **To minute ratification of the Litter Picker Holiday Cover Arrangements – 26 hours from Monday 4th – Saturday 16th September, at a cost of £303.42 to be paid from the Salary Budget in September.**
(The financial information will be issued prior to the meeting)
12. **To review the authorisation requirements for internet banking payments.** (Paper circulated with agenda)

13. To receive an update on the areas identified for further action by the Cemetery Working Group following their visit in July, and consider the following:
 - a) Replanting of the cemetery extension rear hedge, and part of the left-hand side.
 - b) Estimated cost to fit a tap to the water trough to enable watering of new plants at £200-£300 due to accessibility of the stop cock underground.
 - c) Action required in respect of additional items placed on some graves and memorial stones, in contravention of the Cemetery Rules & Regulations.
14. To receive an update on the Jubilee Field Accessible Bench Project and approve the order of the bench at a cost of £393.75 plus VAT and the fitting of the bench at a cost of £81.60.
15. To receive an update on the Mini Skate Ramp Project for Jubilee Field and to ratify the Planning Application fee of £170.33 net paid from the Barclaycard by the Clerk in consultation with the Chairman.
16. To receive an update on the Pump Track and to ratify the second instalment payment of £11,486.25 plus VAT paid in August when work commenced and to authorise that the final payment of £22,972.50 plus VAT be made once the completion invoice is received, as set out in the agreed payment terms.
17. 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.
18. To consider whether some or all of the side panels on the metal shelter in Jubilee Field should be re-fitted. (Currently removed and held in storage due to anti-social behaviour)
19. To consider whether the current Contractor is meeting the specification for the cutting of grass verges within the Parish Boundary and agree on any further action required to remedy identified discrepancies and/or issues. (Clerk to circulate specification and contract award letter)
20. To review the Emergency Plan and make any necessary amendments. (Clerk to circulate plan)
21. 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)
22. To receive a verbal update on the re-commissioning of the VAS equipment.
23. To consider the Stage 2 response to the Meadow Park Complaint. (Papers circulated with agenda)
24. To consider and approve the proposed alterations to the Gables Road Building leased to Willand Pre-School as per Planning Applications 23/00918/FULL and 23/00920/ADVERT: Erection of roof over existing yard and the display of 2 non-illuminated signs. (See Planning Applications listed for ratification in item 23)

25. 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: **22/02102 MFUL**

Proposal: Construction of on-farm anaerobic digestion plant with associated equipment and works

Location: Land at Grid Reference 300503 112348 Lower Town Halberton Devon
LOCATED IN HALBERTON PARISH

Further request for consultation

- a) To **Minute Ratification** of the submission of the Parish Council's comments on the 25th July 2023 on Planning Application 22/02272/FULL, Erection of 2 dwellings following demolition of agricultural buildings utilising the Class Q fallback position (21/01146/PNCOU and 21/01148/PNCOU), Land and Buildings at NGR 303765 110338 (Culm Park) Willand Devon
- b) To **Minute Ratification** of the submission on the 25th July 2023 offering no objection to Planning Application 23/00682/HOUSE, 9 Lime Crescent Willand EX15 2SL, Erection of Brick Boundary Wall
- c) To **Minute Ratification** of the submission of the Parish Council's comments on the 2nd August 2023 on Planning Application 23/01111/HOUSE Erection of garage/vehicle shelter, Culm Vale House, Willand
- d) To **Minute Ratification** of the submission of the Parish Council's comments on the 2nd August 2023 on Planning Application 23/01052/HOUSE Retention of lean-to extension to detached garage, Church Lea Willand, Old Village, Willand
- e) To **Minute Ratification** of the submission on the 14th August 2023 offering no objection to Planning Application 23/01172/MARM – 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, Land at NGR 303681 111677 (North Of Mid Devon Business Park) Muxbeare Lane Willand Devon
- f) To **Minute Ratification** of the submission of the Parish Council's comments on the 14th August 2023 on Planning Application 23/01242/TPO 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, 3 Greenwood Willand Cullompton Devon EX15 2SY
- g) To **Minute Ratification** of the submission of the Parish Council's comments on the 14th August 2023 on Planning Application 23/01141/FULL, 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, Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton Devon

- h) To **Minute Ratification** of the submission of the Parish Council's comments on the 14th August 2023 on Planning Application 23/01179/FULL, Erection of building for Class B2 commercial use and change of use of land to ancillary B2 and B8 use following demolition of existing agricultural building, Land and Buildings at NGR 304538 111652 Uffculme Road Willand Devon
- i) To **Minute Ratification** of the submission of the Parish Council's comments on the 22nd August 2023 that the Parish Council has no observations and will support the view of the MDDC tree officer on Planning Application 23/01260/TPO, 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, 4 Blenheim Court Willand Cullompton Devon EX15 2TE
- j) To **Minute Ratification** of the submission of the Parish Council's comments on the 22nd August 2023 on Planning Applications 23/00918/FULL & 23/00920/ADVERT, Erection of Roof over existing yard and display of 2 non-illuminated signs on the North East elevation, Willand Pre-School Gables Road Willand Cullompton EX15 2PL
- k) To **Minute Ratification** of the submission of the Parish Council's further comments on the 22nd August 2023 on Planning Application 22/002272/FULL, Erection of 2 dwellings following demolition of agricultural buildings utilising the Class Q fallback position (21/01146/PNCOU and 21/01148/PNCOU, Land and Buildings at NGR 303765 110338 (Culm Park) Willand Devon
- l) To **Minute Ratification** of the submission on the 29th August 2023 offering no objection to Planning Application 23/01313/FULL, Change of use of agricultural building to 3 additional industrial units, Land and Buildings at NGR 303276 109802 Tanyard Farm Willand Devon
- m) To **Minute Ratification** of the submission of the Parish Council's comments on the 29th August 2023 on Planning Application 23/01251/MFUL, Variation of conditions 3, 16, 22 and 23 and removal of condition 18 of planning permission 19/01679/MFUL (Construction of ground-mounted solar PV panels to generate up to 49.9MW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure) to allow amendments to internal roads, access to southern parcel, battery stations, layout of solar PV arrays and fencelines, redesign of sub station area, removal of proposed gantry and replacement with point of contact mast and addition of 4 (temporary) construction compounds, Land at NGR 303437 103555 East of Langford Mill & Tye Farm Langford Devon

(Responses to all above circulated by email in July and August, agreed via email and submitted)

26. Mid Devon District Council – Planning Decisions

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

- a) Reference: 23/00721/HOUSE
 Proposal: Conversion of garage to ancillary accommodation and erection of rear porch
 Location: 21 Chestnut Drive, Willand, Cullompton, Devon
 DECISION: Permission Granted

- b) Reference: 23/00880/PNHH
 Proposal: Prior Notification for the erection of an extension, extending 4.50m to the rear, maximum height of 3.36m and eaves height of 2.89m
 Location: 9 Cherry Close, Willand, Cullompton, Devon
 DECISION: Householder Development Acceptance

- c) Reference: 23/00654/FULL
 Proposal: Erection of a dwelling with associated hard and soft landscaping works
 Location: Land at NGR 303782 111147 Fir Close Willand Devon
 DECISION: Permission Granted

- d) Reference: 23/00682/HOUSE
 Proposal: Erection of brick boundary wall
 Location: 9 Lime Crescent, Willand, Cullompton
 DECISION: Permission Granted

- e) Reference: 23/00978/TPO
 Proposal: Application to remove limbs below height of guttering of house and reduce crown and other limbs by 2 metres on south and west sides from 1 small Oak tree; remove limbs below the height of apex of house and reduce full crown and other limbs by 2 metres on south and west sides from 1 large Oak tree protected by Tree Preservation Order No. 22/00003/TPO
 Location: 15 Tamarind Willand Cullompton
 DECISION: Consent Granted

27. 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.)

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

29. Close