



## WILLAND PARISH COUNCIL

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

**Present:** Cllr Warren, Cllr Phare, Cllr Grantham, Cllr James, Cllr Glover, Cllr Scott, Cllr Jones

**In Attendance:** D Bird, Parish Clerk  
County Councillor R Radford, arrived at 7.18 p.m.

### Minutes

- 1409/01 Co-option.**  
It was **resolved** that Jason Scott & Helen Jones be co-opted onto the Parish Council.  
Moved from the Chair. Unanimously agreed.
- 1409/02 To receive and accept apologies**  
It was **resolved** to receive and accept apologies from Cllr Little and Cllr Sellick and the reason(s) for absence were approved unanimously.
- 1409/03 Declarations of Interest**  
There were no declarations.
- 1409/04 Public Question Time**  
There was one member of the public present at the meeting, who was there to observe.
- 1409/05 Order of Business**  
There were no changes to the order of business.
- 1409/06 Parish Council Minutes –**  
It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on **Thursday 13 July 2023**, as a correct record. Cllr Grantham proposed & Cllr Phare seconded. Unanimously agreed.
- 1409/07 Chairman’s and Clerk’s Announcements**  
Wain Homes would like to attend the October Parish Council meeting to make a presentation on a proposed development in Halberton Parish adjoining Willand, land

to the West of the B3181. Emails and site plan sent to Councillors in August. Developer is conducting an online survey and it was agreed that the Parish Council would not advertise this on social media but would invite the developer to the October Council meeting for 20 minutes, early on in the agenda. **The Clerk will add to the October agenda and advertise to members of the public obtaining an indication of numbers for the room set up.**

#### **1409/08 Reports from County and District Councillors**

Apologies from Cllr Poynton

Apologies from Cllr Connor

Cllr Glover represented the District and mentioned the following:

- She is trying to ascertain responsibility for maintenance of the park boundary at South View, maps have been requested.
- Cycle path was inaccessible, hedges now cut back.
- Walkway from One Stop – hedges cut back. Complaints about large number of wasps being dealt with on the same path.
- Meadow Park – raised land level has been flagged. Enforcement due to meet with Developer, awaiting feedback.
- Culm Park application going to Planning Committee on the 27<sup>th</sup> September.
- Meadow Park breach of conditions, some properties already occupied.
- Issues around smells being reported. Information on the website on how to report.
- 2 Sisters lorry spillage dealt with.

County Councillor Radford emailed prior to the meeting on the County Council's financial position, the banning of single use plastic items and the Devon, Plymouth and Torbay Devolution Deal. Nothing local in the email. The Chair advised that he had met with Cllr Radford and Highways Officers earlier in the day. Cllr Radford advised that Highways Officers then visited Jaycroft to look at issues reported by the Parish Council. Cllr Glover queried lack of action due to subsidence at Waterloo Cross roundabout caused by potholes. Cllr Radford advised that this was now considered a road defect, which is dealt with differently.

#### **1409/09 Update from the Neighbourhood Planning Group**

Final grant instalment of £1,557 received.

Consultation responses currently being considered, amendments recommended where necessary, and plan to be brought back to Council for approval before submission. Cllr Little is in discussions with the Planning Consultant re next steps.

#### **1409/10 Progress to fill remaining vacancies under co-option arrangements.**

Jason Scott and Helen Jones co-opted at the start of the meeting, further co-options likely at October's Council meeting.

- 1409/11 Accounts Due for Payment and Receipts to include:**
- a) **To examine and agree the Summary of Receipts and Payments for 2023-2024, up to 31<sup>st</sup> August 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 Phare seconded. Unanimously agreed.
  - b) **To minute ratification of invoices paid in August where payment was due on or before the 31<sup>st</sup> August .** It was **resolved** to approve the August payment list. Cllr James proposed, Cllr Phare seconded. Unanimously agreed.
  - c) **Authorisation of payments including invoices received between 7<sup>th</sup> August 2023 and 6<sup>th</sup> September 2023.** It was **resolved** to approve the monthly payment list. Cllr Warren proposed, Cllr Glover seconded. Unanimously agreed.
  - d) **To examine and agree the Reserves Balance Report for 2023-2024, up to 31<sup>st</sup> August 2023.** It was **resolved** to approve the Reserves Balance Report. Unanimously agreed. Operational Reserve stands at £20,000, half previous Precept. Need to consider building to half current Precept – approx. £37,000.
  - e) It was **resolved** to approve a transfer between the Lloyds Business Savings Account and the Lloyds Treasurers Account of £10,000 to cover invoices due in September and leave an appropriate operating balance until receipt of the precept in early October. Cllr James proposed & Cllr Grantham seconded. Unanimously agreed.
  - f) It was **resolved** to note the External Auditor’s Report and Certificate for the 2022/23 Audit. Chairman expressed thanks to Clerks for their work on this.
  - g) **The Litter Picker Holiday Cover Arrangements for 4<sup>th</sup> – 16<sup>th</sup> September.** It was **resolved** to approve the arrangements and cost. Chair moved. Unanimously agreed.

- 1409/12 The authorisation requirements for internet banking payments.**
- It was **resolved** to retain the recent arrangement for the Clerk and two Councillors to authorise online Lloyds Bank payments. Cllr Grantham proposed & Cllr James seconded. Cllrs Glover & Warren abstained.

- 1409/13 Cemetery & Cemetery Extension Actions**
- a) **Replanting of the cemetery extension rear hedge, and part of the left-hand side.** 200 Whips needed to replace dead beech hedging. Indicative costs approx. £400 for Hawthorn and £450 for Beech plus 1.5 days labour at approx. £235. Overall cost: £635 - £685. Cllr Grantham proposed Hawthorn, seconded by Cllr Glover. The Old Well to be used as supplier. **The Chair to contact The Old Well to place an order.** Site needs to be cleared leaving a wide margin and membrane used.
  - b) **Estimated cost to fit a tap to the water trough to enable watering of new hedge plants at £200-£300 due to accessibility of the stop cock underground.** It was **resolved** that the Handyman to carry out the work under the supervision of Cllr Grantham. Cllr Glover tabled an amendment to obtain quotes from a qualified plumber, there was no seconder.
  - c) **Action required in respect of additional items placed on some graves and memorial stones, in contravention of the Cemetery Rules & Regulations.** Clerk has taken some pictures and findings discussed. It was agreed that smaller mementos and ornaments on the stone plinths are acceptable but no glass or larger ornaments **The Clerk to amend the rules & regulations to reflect this.**

Cllr Grantham reported that the Hawthorn hedge needs cutting, weeding needs finishing, moles need to be dealt with, rubbish removed and the grass cut in the extension and the main cemetery. **The Clerk to contact the Handyman.**

**1409/14 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.**

Section 106 funding received from Mid-Devon. Bench ordered. It was **resolved** to approve the ordering and fitting of the accessible bench.

**1409/15 Update on the Mini Skate Ramp Project for Jubilee Field and to ratify payment of the Planning Application fee paid from the Barclaycard by the Clerk in consultation with the Chairman.**

The Clerk advised that the Planning Application has been submitted and the specification is out to tender, closing date 5<sup>th</sup> October, with quotes and supporting documentation to be brought to October Council as a part 2 item. It was **resolved** to approve the Planning Application fee payment. Unanimously agreed.

**1409/16 To receive an update on the Pump Track and to ratify the second instalment payment of £11,486.25 & the final payment of £22,972.50 once received.**

It was **resolved** to approve the second instalment payment of £11,486.25 plus VAT paid in August on commencement of the work and that the final payment of £22,972.50 plus VAT be paid now the completed invoice has been received, as set out in the payment terms. Due to early September dry spell the Chair in consultation with the Clerk authorised the Handyman to purchase sufficient hose and connectors at a cost of £229.84, and to water the turf. Cllr Glover proposed & Cllr James seconded all these payments. Unanimously agreed. There is some damage/slippage to the turf from riders actions and it was agreed that the **Clerk will instruct the Handyman to reposition the damaged turf.** Some users have asked Cllr Grantham if illumination could be provided for use after dark, this would require planning consent and quotes would need to be obtained. The feed would be from village hall with costs recompensed. Timers to go off at 9 p.m. Section 106 application could be made for the lights and fitting costs. **Cllr Scott to approach the company who provided the lights for the tennis courts and then discuss with the Clerk.**

**1409/17 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.** Various suggested were put forward. Cllrs were asked to come up with ideas and feedback to the Clerk & Cllr Grantham for discussion at the next meeting. **The Clerk to add to the October agenda.**

**1409/18 To consider whether some or all of the side panels on the metal shelter in Jubilee Field should be re-fitted.**

It was unanimously agreed not to replace the side panels on the shelter.

- 1409/19**      **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.**  
It was unanimously agreed that **the Clerk will write to the contractor and remind him of the specification**, in particular the even distribution of the cuttings left behind, to ensure that the grass is cut when needed depending on the weather, rather than on a strict rotational basis and to ask him to undertake the first cut in March rather than April.
- Email received from a Member of the Public the day of the meeting urging the Parish Council to consider whether the current specification is fit for purpose as it does not support biodiversity within the parish and also urging the Parish Council to scrap the policy of weed spraying. As the email was not received with sufficient notice to consider, it was agreed that **the Clerk with write to the resident** asking her to put forward a specification on this basis for consideration at a future Council meeting.
- 1409/20**      **Review of the Emergency Plan and make any necessary amendments.**  
New Councillor details to be added to the Community Response Team list and any old Councillor details removed.
- 1409/21**      **To receive and consider the monthly play area inspection reports and agree any required courses of action.**  
Items are actioned when raised. Basketball back board will now be replaced as the summer holidays have ended. The overhanging branches at South View to be left until the boundary issue is resolved (see item 8). Reports noted.
- Jubilee Field Seesaw tyre safety stop damaged. **The Clerk to ask the Handyman to glue back.**
- 1409/22**      **Verbal update on the re-commissioning of the VAS equipment.**  
Chapter 8 training still on hold and Devon County Council (DCC) will advise when/if it becomes available again. Cllr Sellick has been emailed information to undertake the Highways Safety Awareness course online and Cllr Scott has put himself forward for the training. **The Clerk will advise DCC to add him to the list.** It was unanimously agreed that the Handyman places the VAS at the bottom of the village, as the area is set back from the main road, once the road works there are completed.
- 1409/23**      **To consider the Stage 2 response to the Meadow Park Complaint.**  
The Chair moved that the Parish Council write to the Chief Executive as neither the Stage 1 nor Stage 2 responses had addressed the complaint correctly. Unanimously agreed. **The Clerk to draft a response in consultation with the Chair.**

**1409/24** 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.

It was **resolved** to approve the proposed alterations to the Gables Road Building once a letter is received from the leaseholder requesting permission. Moved by the Chair with 5 Councillors in agreement Cllr Grantham objected.

**1409/25** Mid Devon District Council – Planning Applications [MDDC Planning Public Access Portal](#)

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.

It was **resolved** to comment that the proposed changes do not alter the Council's position and the previous objection stands.

- a) It was **resolved** to approve the submission of the Parish Council's comments on the 25<sup>th</sup> 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) It was **resolved** to approve the submission on the 25<sup>th</sup> July 2023 offering no objection to Planning Application 23/00682/HOUSE, 9 Lime Crescent Willand, EX15 2SL, Erection of Brick Boundary Wall
- c) It was **resolved** to approve the submission of the Parish Council's comments on the 2<sup>nd</sup> August 2023 on Planning Application 23/01111/HOUSE Erection of garage/vehicle shelter, Culm Vale House, Willand
- d) It was **resolved** to approve the submission of the Parish Council's comments on the 2<sup>nd</sup> August 2023 on Planning Application 23/01052/HOUSE Retention of lean-to extension to detached garage, Church Lea Willand, Old Village, Willand
- e) It was **resolved** to approve the submission on the 14<sup>th</sup> 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 5,256m<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, Land at NGR 303681 111677 (North Of Mid Devon Business Park) Muxbeare Lane Willand Devon
- f) It was **resolved** to approve the submission of the Parish Council's comments on the 14<sup>th</sup> 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) It was **resolved** to approve 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) It was **resolved** to approve 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) It was **resolved** to approve 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) It was **resolved** to approve 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) It was **resolved** to approve 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.

**It was raised in Agenda item 8 that this application has now been called into Committee on the 27<sup>th</sup> September. It was agreed that the Chair will attend the Committee and speak on the Parish Council's behalf.**

- l) It was **resolved** to approve of the submission on the 29<sup>th</sup> 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) It was **resolved** to approve 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 fence lines, redesign of substation 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

**1409/26**

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

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

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

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

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

**1409/27**

**Correspondence and Matters to Note – To receive Council correspondence and matters to note.**

Correspondence noted.



**1409/28**

**Councillor Reports**

Cllr Jones asked what information is published in relation to newly coopted Cllrs. She was advised that only names are added into the agenda item and after co-option name, Council email address and phone number will be published on the website.

Cllr Grantham mentioned that he had visited the site of the Myrtle Crescent planning application due for comment before next Council and suggested we offer no objection.

**1409/29**

Meeting closed at **21.06 p.m.**