



## WILLAND PARISH COUNCIL

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### MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON THURSDAY 10 MARCH 2022 AT WILLAND VILLAGE HALL AT 7.07PM (FOLLOWING THE ANNUAL PARISH MEETING).

**Present:** Councillors Grantham, Little, Phare, Tobin, Warren and Wilcox

**In attendance:** DCC Councillor Radford, MDDC Councillors Chesterton and Evans, Clerk B Bodkin, 10 members of the public. Also in attendance to deliver a presentation to the Parish Council was Kristian Jenkins, Community Engagement Manager from Gigaclear.

The Chair welcomed guests and members of the public to the meeting.

1. **Apologies** had been received from Councillors Bartlett, Glover, Major and Mastrolacasa.
2. Declarations of Interest from Members would be made at the appropriate agenda item.
3. There were no items brought forward from the Chair
4. There were no public questions on any of the agenda items

#### 5. Reports from District and County Councillors

##### a) District Councillor Reports

i) **Councillor Chesterton** referred to the MDDC State of the District debate on Climate Change, 6pm on 5 April via Zoom; places were limited and those interested could sign up in advance on the MDDC website.

Councillor Chesterton had been out to Barnes Close and met several residents.

“Plan Mid Devon”: Councillor Chesterton noted the closing date of 28 March for the local plan consultation.

ii) **Councillor Evans** had been involved with the Broadpath Liaison Committee which deals with quarry sites, etc, over recent weeks.

Councillor Evans understood that a lease had been issued to the Parish Council for the Chestnut Drive play area and that MDDC had removed certain equipment and pressure washed the area: it was noted that there was already an agenda item on this subject.

iii) **Councillor Warren** had been involved with getting broadband in the area and identifying properties which had been missed off the list.

b) **County Councillor Radford** had submitted a written report. He had been contacted about lights in Jaycroft Road and would follow up with Dan Wood (DCC NHO). He would contact Sue Penaluna for an update on the AD Plant operations following her visit.

Councillor Warren added that he and Councillor Evans held quarterly meetings with the AD Plant and 2 Sisters which had resulted in a good relationship and fewer complaints.

**6. At this point, agenda Item 12B i)a) was brought forward by the Chair:**  
**22/00252/FULL** Planning application to build a council house adjacent to 17 Barnes Close, Willand.

**Councillor Warren** explained that as he was a member of the Planning Committee which would be considering this application, he could not say or do anything that would give anybody the chance to accuse him of predetermining the issue; he could only Chair the meeting for this item. The Chair noted that all present would have read everything on the MDDC Planning website, plus additional information circulated by the Clerk today, as provided by a resident. The Chair invited the residents' spokesperson, Nathan Lentell, to speak to the meeting for 3 minutes.

**Resident Nathan Lentell** summarised the residents' key points of concern which were parking, access, loss of privacy, environment and the plans; residents respectfully requested the Parish Council to recommend refusal of this application.

**Resident Graham Bigwood** raised concern that limited parking spaces could cause conflict between neighbours.

**Resident Claire Condie** raised concerns about ambulance parking and parking for those with disabilities: Councillor Radford advised that, regardless of the planning application under discussion, the resident could contact DCC to request a marked parking space.

**Councillor Chesterton** had met several residents and confirmed he would be happy to be their representative or back their call for the application to be refused (or withdrawn), agreeing that the current application would curtail parking.

**Councillor Evans** had been corresponding with residents in Barnes Close and said the main issue for complaint was parking; he had instructed his Officers to either find a way to replace the 6 spaces or to withdraw the application. Councillor Evans then responded to Nathan Lentell's question as to why No 17 Barnes Close had been left vacant for 7 months, saying that due to the possibility of building adjacent to No 17 it would cost less to keep the property empty than to reallocate a tenant. Councillor Evans would also be asking his Officers to write to MDDC tenants in Barnes Close to explain that they would be allowed to have a dropped kerb and to be able to park in front of their properties, but he believed this would be at the tenant's cost.

**The Chair** noted that the Parish Council could only deal with the application as it now stood in front of them.

**Resident Karen Halls** asked if it would be possible to build the dwelling where the garages are, following Councillor Evans' earlier suggestion that 3 garages at the other end of Barnes Close could possibly be removed to provide hardstanding as parking spaces. The Chair replied saying that this would be a decision for Councillor Evans and his Officers. He also clarified that land which may be in other ownership did not come into deliberations of Planning.

The Chair invited Parish Councillors to express their views:

**Councillor Little** supported all points made by the residents, adding that it was not just a parking issue and that dropping kerbs would not address the problem as people could no longer park there.

**Councillor Wilcox** completely agreed with all points made by the residents and felt that District Councillors should represent their community when the application came before the Planning Committee. She was concerned about setting a precedent of building a second home in the garden of an "end property".

**Councillor Phare** noted he had never seen so many objections and gave due credit to the Barnes Close residents for coming to speak; he felt that the planning application did not fit the purpose.

Councillor Little made the proposal that: the residents are objecting to the Planning Application and that the Parish Council supports their objection. Councillor Tobin seconded the proposal. It was also agreed that the Parish Council would reiterate all the points that had been made by the residents when submitting their objection. The motion was carried in support of the residents' objection by 5 votes in favour and 1 abstention (from the Chair). Clerk to action. **ACTION: Clerk**

Councillor Evans thanked the residents for their correspondence and attendance, adding that they would receive emails. The Chair also thanked the residents.

#### **19.41 hours: the residents of Barnes Close left the meeting**

##### **7. To receive a presentation from Gigaclear**

The Chair introduced Kristian Jenkins from Gigaclear who introduced himself and provided background to Gigaclear and a project overview. Kristian explained that of the 3 types of connection, Gigaclear brings "Full Fibre To the Premises" (FTTP technology), offering a range of packages at different speeds, bringing multiple benefits for all users i.e. residents, businesses and community organisations/buildings. Gigaclear use existing poles and ducts where possible. They are keen to promote community engagement through events and flyers. Residents are recommended to register for updates. In Willand 1020 properties are to be connected, in 2 projects (two cabinets), with completion due by early Summer; 767 properties are "ready for service" i.e. they can place an order. A range of price packages are available and run for 18 months. Gigaclear will make provision for every property they can get access to regardless of the registration rate.

Councillor Warren explained that the companies e.g. Airband, Gigaclear, Openreach have different contracts from CDS and Parish Councils are trying to identify properties which have been missed by these contracts. Councillor Chesterton advised that hard to reach properties are being funded by Government money via Airband. Kristian recommended looking on CDS/Airband websites for information. Councillor Radford explained that locations that were not financially viable for Gigaclear (which is commercially funded) are covered by Airband under the CDS (Connecting Devon & Somerset) contract.

Kristian was thanked for his presentation.

#### **20.10 hours: Councillors Chesterton, Evans and Radford and Kristian Jenkins left the meeting**

8. The minutes of the meeting held on Thursday 10 February 2022 were agreed by all present and signed by the Chair.

##### **9. For information and discussion**

- a) It was noted that due to lack of data, there was no report on Crime in Willand reported to the police in January 2022
- b) VAS report had been circulated and there was no further discussion.
- c) BMX track:
  - i) Councillor Wilcox had contacted 4 different companies and one had been in touch. Councillor Wilcox was to obtain measurements of the area. **ACTION: Councillor Wilcox**
  - ii) Councillor Little was in favour of a Pump Track Working Group but there was no firm proposal. It was agreed that a sign for the track would be fixed to the fence, with a spare sign held in reserve in case of damage; Councillor Wilcox would forward information on

suggested wording to the Clerk and all Councillors agreed with the Chair's proposal to delegate the decision on the final wording to the Chair, Vice-chair and Clerk. **ACTION: Councillors Warren, Phare and Clerk**

d) Cemetery Working Group: Councillor Phare confirmed that the hedge planting had been completed and the next task for the Working Group would be to prepare the specification for tree planting for next season.

e) Chestnut Play Area:

i) Draft lease: an amended document had just been received which the Clerk would circulate and include for discussion on the Finance and Administration agenda. **ACTION: Clerk**

ii) The re-instatement of a Working Group was not supported. Instead Councillors agreed that Councillor Grantham would bring a design (to include provision of a swing set for children with disabilities) and 3 quotes to the Parish Council, consulting with others if necessary. **ACTION: Councillor Grantham**

f) Neighbourhood Planning Group: Councillor Little had issued a written report. He added that the NPG was aiming to hold a public display at the Jubilee weekend. Councillors agreed that Councillor Little should share a broad statement of residents' views with the Parish Council. **ACTION: Councillor Little**

g) Councillor Tobin provided outline costings for both beech and hawthorn hedging for the allotments road bank along Silver Street. Councillor Warren proposed from the Chair that the Clerk would write to the Secretary of the Allotment Association and to Willand United Charities to consult on the proposal to plant a new hedge. Agreed unanimously. **ACTION: Clerk**

h) Platinum Jubilee memento for Primary School children: The Clerk provided feedback from the Headteacher and Councillors agreed to the suggestion of a joint venture with the PTFA, with a keepsake as the first option, or a permanent memorial as a second option. The Clerk would write to the Headteacher to confirm. **ACTION: Clerk**

## 10. Finance

a) Payment Authorisation of payment of invoices received since 4 February 2022 had been circulated and was approved by Parish Councillors present and signed by Councillor Warren. It was agreed that the authorisation of the related invoices by initialling should be signed solely by Councillor Warren, due to not passing papers between Councillors for COVID safety reasons.

b) Income received in February 2022 had been circulated. No further discussion.

c) Income and Expenditure report as at end of February 2022 was noted. It was agreed the Clerk would check that the Precept had been approved by MDDC. **ACTION: Clerk**

## 11. Meeting dates

Thursday 17 March 2022 – Finance and Administration Committee meeting

- Councillor Phare offered his apologies for this meeting. **ACTION: Clerk**

Thursday 14 April 2022 – Full Council meeting

Thursday 12 May 2022 – Annual Parish Council Meeting and Full Council meeting

Thursday 9 June 2022 – Full Council meeting

Thursday 16 June 2022 – Finance and Administration Committee meeting

Thursday 14 July 2022 – Full Council meeting

Working Groups – to note any scheduled dates

**12. Councillors Roundtable:** to receive any further information from Councillors and to highlight future agenda items.

- a) Councillor Warren raised subway cleaning, following concerns raised by a member of the public: it was agreed that the Clerk would write a letter to Highways England regarding the subway cleaning and to DCC for the adjacent footpath. **ACTION: Clerk**
- b) Councillor Warren also raised the subject of footpaths and stressed that Councillors and residents need to report defects that they see. Councillor Wilcox had sent photos to DCC for the path up to the Esso garage; it was noted that the uneven path by Rowan Lea came under DCC and that the NHO should be copied in. The Clerk had written to the Woodland Trust to report overgrown hedges on to footpaths. **ACTION: All**
- c) Councillor Grantham reported the South View Close play area damaged fence had not been repaired: the Clerk had written a letter of complaint and it was agreed the Clerk would follow up in writing to Western Power Distribution and ask for a completion date of the remedial works. **ACTION: Clerk**
- d) Worcester Crescent play area: Councillor Grantham confirmed that replacement slabs had been purchased and would be laid when the weather improved.
- e) Jubilee Field play area trip hazard: Councillor Grantham had made a site visit and it was agreed that the Clerk would issue an order to the handyman to proceed with repair. **ACTION: Clerk**
- f) Councillor Tobin enquired re the use of paving slabs at VAS pole sites: agreed the Clerk would check the advice given by DCC Highways to Councillor Major earlier that day. **ACTION: Clerk**
- g) Councillor Wilcox noted the renovated benches were back in place in Jaycroft and looked very smart.

### **13. Communications**

#### **A) To consider**

- i) "Plan Mid Devon" issues paper: Councillor Warren provided background to the document. Councillors agreed there would be no response from the Parish Council at this stage, but members could respond individually.
- ii) PC Adrian Legg's letter (from Cullompton Neighbourhood Policing Team): agreed the Clerk would check with absent Councillors re the offer for a Councillor to accompany the Police Officers on their patrols. **ACTION: Clerk**
- iii) Willand Tennis Club's request for funding was not supported by the Parish Council following a unanimous vote. Clerk to write to the Tennis Club. **ACTION: Clerk**
- iv) Councillors noted the MDDC Town and Parish Planning Training next session 7 April on S106 Agreements (details in March "Town & Parish Newsletter").
- v) MDDC Parish Councillor Training: for new and current Councillors, 16 March: Clerk to remind absent Councillors of this free event. **ACTION: Clerk**
- vi) Barratt David Wilson – consultation re land North of Tiverton Road, Cullompton: Councillor Warren provided background on the location of the developments and it was agreed to take no further action.

#### **B) Communications received since 4 February and forwarded to Councillors by email:**

##### **i) Current Planning Applications**

###### **a) 22/00252/FULL**

Proposal: Erection of dwelling

Location: Land at NGR 303375 111160 Adj. 17 Barnes Close Willand

This item had been brought forward for discussion earlier in the meeting under Minute 6.

**b) 21/02414/HOUSE**

Proposal: Erection of two storey extension to rear following demolition of existing conservatory

Location: St Julitta Gables Road Willand

It was agreed, with one abstention, that the Clerk should submit the response "Willand Parish Council offers no objection."

**ACTION: Clerk**

**c) 22/00339/FULL**

Proposal: Erection of an agricultural building

Location: Land and Buildings at NGR 304162 110850 Weir Mill Farm Jaycroft

The following response was unanimously agreed: "Willand Parish Council has no objection particularly if the planted bund as described is conditioned and supplied."

**ACTION: Clerk**

**d) 22/00353/TPO**

Proposal: Application to pollard 1 Weeping Willow tree protected by Tree Preservation Order 04/00011/TPO

Location: Woodsmoke Cottage Willand Cullompton

Response date: 10 March 2022

**Response submitted 4.3.22:** Willand Parish Council offers no objection.

**e) 22/00370/TPO**

Proposal: Application to remove 1 Oak tree; reduce the crown of 1 Oak tree by 1-2m and reduce one side of the tree by 3-4m protected by Tree Preservation Order 09/00002/TPO

Location: 5 Rectory Close Willand Old Village Cullompton

The following response was unanimously agreed: "Willand Parish Council feel unable to support this application due to a lack of a suitable arboricultural report or photographic evidence to show that the trees are diseased, dangerous or causing damage. The Parish Council will support the findings of the MDDC Arboricultural Officer."

**ACTION: Clerk**

**ii) Planning Decisions notified for information****a) 21/02543/TPO**

Proposal: Application to remove 1 Turkey Oak, 5 Sycamore, 1 Cherry, 1 Holly and 70 Ash trees and reduce limb of 1 Oak by 2m protected by Tree Preservation Order 74/00015/TPO and remove 6 Ash and 4 Sycamore trees protected by Tree Preservation Order 73/00012/TPO

Location: Land at Meadow Park Willand Devon

Decision: Consent granted, including Informative Note re Wildlife and the Law

Noted the Chair had included reference to this matter in his Willand Magazine article.

**iii) Newsletters and other correspondence**

5 Mid Devon Press Releases

10 NALC bulletins and events newsletters

2 DALC newsletters

3 Mid Devon meeting notifications

5 Rural Services Network bulletins

1 SLCC news bulletin

6 Devon County Council Coronavirus Updates

2 Locality Newsletters

1 Devon CPRE newsletter

- 1 Devon Highways Traffic Notice
- 1 MDDC Town and Parish Newsletter
- 1 Hospiscare Newsletter
- 1 Fire & Rescue Service bulletin
- 1 Devon & Cornwall Police update
- 1 CHAT newsletter
- 1 Devon Local Nature Partnership newsletter

**C) Communications not referred to Councillors**

20 emails offering various seminars, equipment and services

21.15 hours: there being no further business the meeting closed.

<b>10 MARCH 2022 PAYMENT SHEET</b>			
<b>PAYMENTS TO</b>	<b>INVOICE FOR</b>	<b>AMOUNT</b>	<b>BUDGET</b>
Barclaycard	Mobile phone	6.00	Office/Admin
	Stamps	14.52	Magazine
Countrywide Grounds Maintenance	Jubilee Field - grass cutting	154.20	Play area grnd maint
Quarlfox Services	Cemetery extn new hedges	1794.73	Reserves:Cem extn.
Quarlfox Services	Worcs Cresc. new hedge	271.94	Reserves:Worcs.Cr.
Geosphere Ltd	Parish Online subscription	240.00	Neighbrhd Plan Fnd
Parker Digital Marketing	Monthly Website maint. - Feb	50.00	Office/Admin
Quarlfox Services	Jubilee benches maint.	290.73	Village projects
Quarlfox Services	Cemetery Leylandi hdg cut	135.00	Cemetery
	<b>Total of all payments</b>	<b>2957.12</b>	
<b>FEBRUARY RECEIPTS</b>	Magazine advertising	340.00	
	Cemetery - memorial fees	404.00	
<b>TOTAL INCOME</b>		<b>744.00</b>	