



## **WILLAND PARISH COUNCIL**

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 10<sup>th</sup> July 2025 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

**Present:** Cllr Warren, Cllr Little, Cllr Sycamore, Cllr Scott, Cllr Jones, Cllr Leach, Cllr James

**In Attendance:** D Bird, Parish Clerk

### **Minutes**

**1007/01 To receive and accept apologies**

It was **resolved** to note apologies from Cllr Glover, Cllr Phare, Cllr Hutter and Cllr Grantham.

**1007/02 Declarations of Interest**

Declarations taken in the relevant item.

**1007/03 Public Question Time**

There were No members of the public present.

**1007/04 Order of Business**

There was no change to the order of business.

**1007/05** It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 12<sup>th</sup> June 2025. Moved by the Chair. Unanimously agreed.

**1007/06 Chairman's and Clerk's Announcements**

- The Chair asked questions at MDDC Cabinet on the Zed Pod item about the units due to be built at Somerlea and Fir Close and is awaiting a response.
- The Chair advised that Devolution and the possible transfer of assets to Town and Parish Councils was discussed at MDDC's June Audit Committee. The Clerk wrote to the Liaison Officer and Cabinet Member for further information/clarification and a reply was received advising that MDDC was open to discussions with the Parish Council. The Chair is asking further questions at next week's MDDC Scrutiny meeting. MDDC are also carrying out a survey seeking views on the future of services in the area as part of the reorganisation of local government. The survey ends on the 11th August.

- The Chair advised that a tree had come down in the Jubilee Field in the hedge boundary, which is still the responsibility of Mid Devon District Council. Work has taken place to clear the damage and make the tree safe.
- The Clerk reminded Councillors that there is no meeting in August unless anything urgent arises.
- The Clerk provided an update on several incidents of damage to equipment, and other items in Jubilee Field over the past few weeks. All reported to the Police and there is some CCTV footage from the Village Hall that may help to identify some of the culprits. Damages have to be paid for at the taxpayer's expense.
- MDDC have reviewed the draft local planning validation checklist and this is out for consultation until the 8<sup>th</sup> August.
- Thank you letter received from SWAST (South West Ambulance) for the £100 donation made towards the purchase of a new community response vehicle.
- Willand Tennis Club have been awarded the S106 monies towards the resurfacing of the tennis courts and have thanked the Parish Council for its support. They have requested that the Parish Council consider a contribution of £1,380 to cover the cost of a new edging to Court 2 where it backs onto the Parish Council owned hedge due to tree roots impacting on the ground level at that point. The Parish Council will also need to be sure that the proposed tree root work will have no impact on the stability of the trees. The funding request was received too late for consideration at this meeting and will be added as an agenda item for the September meeting pending receipt of all required information.

**1007/07**

**County and District Councillor Reports.**

- The County Councillor was not present.
- No District Councillors were present, Cllr Connor sent apologies. A written report had been received prior to the meeting and circulated to Parish Councillors.

**1007/08**

**Accounts Due for Payment and Receipts to include:**

- a) It was **resolved** to note the Summary of Receipts and Payments and approve the Bank Reconciliation up to the 30<sup>th</sup> June 2025. Cllr Leach proposed, Cllr Sycamore seconded. Unanimously agreed.
- b) It was **resolved** to authorise the payment of invoices as set out in List A of the payments report, and to **ratify the** additional payments made since the previous meeting as set out in List B. Cllr James proposed, Cllr Scott seconded. Unanimously agreed.
- c) The Reserves Balance Report up to the 30<sup>th</sup> June 2025 was **noted**.

**1007/09**

It was **resolved** that the Parish Council will still convene the Annual Parish Meeting and will consider a different format and date/time for 2026. Councillors were requested to come to the September meeting with ideas and suggestions. Cllr Little proposed, Cllr Jones seconded. Unanimously agreed.

**1007/10**

It was **resolved** to decline the grant application from Willand Guides to contribute towards a trip for members and leaders to Switzerland in August 2026. Cllr Jones proposed, Cllr Leach seconded. 6 voted in favour, Cllr Sycamore abstained.

- 1007/11** It was **resolved** to defer the decision on the memorial posts until receipt of a firm quote. Moved by the Chair. Unanimously agreed.
- 1007/12** The draft specifications and timescales for the procurement of the following contracts were considered and in view of the uncertainties around devolution it was **resolved** that the contracts should be procured for 2 years instead of 3, subject to the following:
- a) Jubilee Field/ Orchard Way – Grass Cutting and Hedges. Draft specifications approved subject to adding the following paragraph:  
**OTHER CONTRACTOR REQUIREMENTS:**  
Information to be provided as to the number of employees available to undertake the work to demonstrate that the contract can be maintained during periods of holiday/sickness etc...  
Information as to machinery available to carry out the work required and any ‘backup’ arrangements in case of breakdowns etc...  
Name of the main contact.
  - b) Verges – Draft specification approved. Appointment of contractor subject to Devon County Council’s confirmation that they will continue to part fund through the Urban Grass Cutting Programme.
  - c) Weed spraying – Re-contracting to be put on hold. The Clerk to contact Devon County Council who are responsible for kerbs and pavements as to their intentions as regards weed spraying, before Council decide on future procurement.
- Moved by the Chair. Unanimously agreed.
- 1007/13** It was **resolved** that membership of the Joint Traffic Group continue, and Cllr Grantham represent the Parish Council on the group. Cllr Scott Proposed, Cllr Leach seconded. Unanimously agreed.
- 1007/14** It was **resolved** to reverse the decision made at the 12th June 2025 Full Council meeting recorded under minute reference 1206/13a, to construct a wicker fence at the cemetery to screen the spoil area at a cost of £637.77, following a special motion from Cllrs Leach, Scott and Jones pursuant to section 7a of the Parish Council’s standing orders. Proposed by Cllr Leach and seconded by Cllr Scott. Unanimously agreed.
- 1007/15** It was **resolved** that the damaged rocker in the Jubilee Field will not be replaced at present. Cllr Jones proposed, Cllr Leach seconded. Unanimously agreed.
- 1007/16** **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.
- a) Reference: 25/00737/HOUSE  
Proposal: Erection of a garden room  
Location: 24 Park Street Willand Cullompton Devon EX15 2PT

It was **resolved** to comment that ***“the drawings and plans provided to do not reflect the current situation on site as far as the building of the extension is concerned. The proposed new building appears to be a storage unit rather than a garden room. It is considered to be disproportionate in size and therefore over-development of the site. It appears that it will be clearly visible from the adjoining properties. If approved a condition should be added to either remove the building when the extension is complete as it is understood that it is to be used to store equipment for that purpose, or if not to be removed, that there is a condition preventing future use as ancillary accommodation.”*** Proposed by Cllr Sycamore, seconded by Cllr Jones. Unanimously agreed.

- i. It was **resolved** to ratify the response to offer no observations on the information available to application numbers 25/00786/HOUSE – retention of solar panels to roof of outbuilding and 25/00627/LBC – listed building consent for the installation of new storage heaters using existing switches/sockets at Thatch Cottage Silver Street Willand Cullompton Devon EX15 2RG. Moved by the Chair. Unanimously agreed.

**1007/17**

#### **Mid Devon District Council – Planning Decisions**

It was noted that Mid Devon District Council, the determining Authority, has made the following planning decision.

Reference: 25/00552/CLP

Proposal: Certificate of Lawful Use to construct a garage under permitted development in accordance with the provisions of Part 1, Class E to Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Location: 38 Chestnut Drive, Willand

DECISION: Certificate of Lawful Use issued

Reference: 25/00473/HOUSE

Proposal: Erection of single storey detached garage in rear garden

Location: 38 Chestnut Drive, Willand

DECISION: Permission Granted

**Councillors were disappointed to note that once again representations from local residents and the Parish Council were ignored. The Clerk to write to ward councillors and the cabinet member to express the Council’s disappointment.**

Reference: 25/00141/MARM

Proposal: Variation of condition 1 of planning permission 23/01172/MARM (Reserved Matters application 19/00364/MARM, 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) to allow substitute plans in respect of the layout for Plot A

Location: Land at NGR 303681 111677 (North of Mid Devon Business Park) Muxbeare Lane Willand

DECISION: Approval Granted of Matters Reserved

Reference: 25/00686/TPO

Proposal: Application to fell 1 Oak tree protected by Tree Preservation Order 97/00008/TPO

Location: 5 Mulberry Close, Willand, Cullompton

DECISION: Consent Granted

**1007/18**

**Councillor Reports:**

- Cllr Scott mentioned overgrown vegetation in the village and the need to continue encouraging residents to report issues to the relevant authority.
- Cllr Jones raised smells in the village. Residents need to report to Mid Devon District Council or the environment agency depending on the source of the smell.
- Cllr Jones raised concerns about parking on the corner of Foxglove Chase and Willand Moor Road that have the potential to result in an accident. There are practical issues to overcome for enforcement measures to be implemented. Cllr Jones to liaise with the Clerk to add a motion to the September meeting. Current issues should be reported to the Police.
- Cllr James to liaise with the Clerk to add a motion to the September agenda for the purchase and dedication of an item, such as a bench, to commemorate the coronation of King Charles.

**1007/19**

The meeting closed at **20.24 p.m.**