



## WILLAND PARISH COUNCIL

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 11<sup>th</sup> September 2025 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

**Present:** Cllr Warren, Cllr Sycamore, Cllr Jones, Cllr James, Cllr Phare, Cllr Hutter, Cllr Grantham

**In Attendance:** D Bird, Parish Clerk  
District Councillor Poynton  
County Councillor Clist  
4 members of the public

### Minutes

**1109/01 Apologies**

It was **noted** that apologies had been received from Cllr Scott, Cllr Glover, Cllr Leach and Cllr Little.

**1109/02 Declarations of Interest**

Declarations taken in the relevant item.

**1109/03 Public Question Time**

There were four members of the public present.

A member of the public asked about the road access being created along the B3181. The Chair replied that this relates to a planning application for an industrial site and is a requirement under the planning conditions.

The same member of the public asked if Speedwatch will cover residential roads. The Chair explains that this is not a Parish Council function and they can only cover sites approved by the police. Cllr Sycamore, as a member of Speedwatch, explained the process to have sites added.

**1109/04 Order of Business**

Item 17 was moved to after item 7.

**1109/05** It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 10<sup>th</sup> July 2025. Proposed by Cllr Sycamore, seconded by Cllr Jones. Unanimously agreed.

**1109/06 Chairman's and Clerk's Announcements**

- The rough sleeper on the Jubilee Field has been reported to Mid Devon District Council – two officers have visited. He is well known to them and knows how to

access services. They advise not to approach him. Unless there is evidence of anti-social behaviour or criminal activity there will be no enforcement by the Council or the Police. The accepted way forward is to work with statutory agencies to assist the rough sleeper, eviction should be used as a last resort. As this is on the part of the field the Parish Council leases from MDDC the Clerk has emailed the MDDC Officer as to the responsibility for this if required, as the lease is unclear.

- Planning training took place on the 28<sup>th</sup> July, hosted by Mid Devon – The Chair and Cllr Grantham attended in person and Cllr Hutter and the Clerk attended via teams. A recording of the meetings and the accompanying slides were circulated to all Councillors.
- The Clerk advised that £700 has been received from the Devon County Councillor's Locality Budget to part fund the 2025 weed spraying. Councillors thanked the County Councillor.
- Litter Picker Cover – The Handyman is being used to clear litter at Jubilee Field and Orchard Way during the Litter Picker's September holiday as the usual cover is unavailable. Litter will be cleared from both areas on Monday 22<sup>nd</sup> and Thursday 25<sup>th</sup> September. There will no coverage for the rest of the Village that week. The Handyman also cleared litter from both areas on Monday 8<sup>th</sup> September as the Litter Picker was away for a few days.
- Halberton's County Councillor has put in a request for the speed limit on the Uffculme Straight to be reduced.
- It came to the Clerk's attention that the Parish Council had not been consulted on two planning applications relating to Hitchcocks Business Park. The Clerk wrote to the Planning Officer who apologised and re-opened the consultation on the second application for a short period as no decision had yet been made. The Parish Council agreed to support the comments made by Halberton Parish Council in particular the need for footpaths linking the site to Willand and Uffculme.
- A public consultation is taking place on a development of 130 houses adjoining the Fox Mill Gardens Estate down to the B3181. Residents have been sent a letter although some say they haven't received this and the Clerk emailed Obsidian to let them know – some of the newer properties at Fox Mill Gardens were identified as having been missed and letters now sent. An online consultation runs until Monday 22<sup>nd</sup> September and a drop in event is being held on Friday the 12<sup>th</sup> September in the Village Hall. Councillors have been emailed the details. A copy of the letter has been placed on the noticeboards and information posted on the website and Facebook. Once the planning application is submitted the Parish Council can make detailed comments as a statutory consultee.

**1109/07**

#### **County and District Councillor Reports.**

- County Cllr Clist was present and gave a verbal report. Key points for Willand - Full Council has passed a motion that all villages and towns can request a 20-mph limit. £83 million has been put into a pothole repair scheme. Cllr Clist has been out in the village with the Neighbourhood Highways Officer to look at the issues raised by the Clerk.
- District Cllr Poynton was in attendance and had sent a written report prior to the meeting which was circulated to Parish Councillors. Apologies received from Cllr

Connor and Cllr Glover. The Chair advised that he has not had a response to his query on the Partnership arrangement with Zedpods. Cllr Poynton advised that pots and pans are now being collected as part of recycling collections across the District. Cllr Poynton attended the Scrutiny meeting where there was a Community Safety presentation and he emphasized the need to continue reporting anti-social behaviour.

- 1109/08      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 31<sup>st</sup> August 2025. Cllr Hutter proposed, Cllr James 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 Sycamore proposed, Cllr James seconded. Unanimously agreed.
  - c) The Reserves Balances Report up to the 31<sup>st</sup> August 2025 was **noted**.
  - d) The External Auditor's Report & Certificate for 2024-25 was **noted**, with thanks to the Clerk.
- 1109/09**      The emergency plan was reviewed and contact details for the Bluebell Café, which has changed ownership, have been amended. Cllr Grantham advised that he should be removed as WH&CC contact as he has resigned as a trustee. The Clerk to check who the current Contacts should be and amend the plan. The Clerk will circulate the up-to-date version to all members of the Community Response Team.
- 1109/10**      It was **resolved** to review the volunteer system for the Village Planters. **Moved by the Chair.** Unanimously agreed.
- 1109/11**      It was **resolved** to retain the current format for the Annual Parish Meeting. **Cllr Phare proposed, Cllr Grantham seconded.** Unanimously agreed.
- 1109/12**      It was **resolved** to seek the opinion of the local community through the next Chair's magazine article and the Council's Facebook page as to whether the Parish Council should continue weed spraying of the kerbs and pavements from 2026. Cllr Sycamore proposed, Cllr Jones seconded. Unanimously agreed.
- 1109/13**      It was **resolved** to:
- a) approve and adopt the draft Tree Management Policy. Moved by the Chair. Unanimously agreed.
  - b) approve tree assessments at Jubilee Field, Orchard Way and the Cemetery at a cost of £989 plus VAT. Moved by the Chair. Unanimously agreed.
- 1109/14**      Cllr Jones proposed that a new composite bench be placed up near the allotments with a plaque dedicated to the coronation of King Charles III. The Clerk will confirm the exact location with Cllr Jones, establish land ownership and provide estimated costs for further consideration by Council.

- 1109/15** It was **resolved** not to erect memorial posts in the cemetery scattering of ashes area for the time being. Proposed by Cllr Sycamore, seconded by Cllr Jones. 6 voted in favour with 1 abstention.
- 1109/16** It was **resolved** to make a formal written complaint to the Chief Constable, copying in the Police & Crime Commissioner, expressing the Parish Council's disappointment with the Police's failure to investigate recent incidents of criminal damage and anti-social behaviour at the Jubilee Field. Final wording of the letter to be delegated to the Clerk in consultation with the Chair. Moved by the Chair. Unanimously agreed.
- 1109/17** **Somerlea:**
- a) A verbal update was received on the Somerlea Modular Housing (Zed Pods) Development. Email complaint sent by the Chair to MDDC had been circulated to Councillors prior to the meeting regarding compliance with and discharging of planning conditions and a further email querying the "Partnership" arrangements between MDDC and Zed Pods to deliver modular housing. Replies awaited. The Chair has also forwarded information to the external auditors raising concerns on payments made by MDDC to Zed Pods for the Somerlea development. The Clerk will circulate this email to Councillors.
  - b) It was **resolved** that the Clerk in consultation with the Chair make a formal approach to Mid Devon District Council through the Ward Councillors for the provision of additional parking spaces on the verges at Somerlea to address ongoing parking issues on the estate which have been further exacerbated by the new development. Proposed by Cllr Jones, seconded by Cllr Sycamore. Unanimously agreed.
- 1109/18** There were no volunteers to attend the State of the District Debate taking place on Wednesday 17<sup>th</sup> September 2025 at Mid Devon District Council's Offices in Tiverton. The Clerk will tender apologies on behalf of the Parish Council.
- 1109/19** It was **resolved** to make a donation of £100 to Mid-Devon Mobility. Proposed by Cllr Sycamore, seconded by Cllr Jones. Unanimously agreed.
- 1109/20** **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: 25/01183/HOUSE  
Proposal: Erection of single storey extension  
Location: 12 Elmside Willand Cullompton EX15 2RN  
It was **resolved** to offer no observations. Moved by the Chair. Unanimously agreed.

b) Reference: 25/01209/HOUSE

Proposal: Erection of first floor side extension

Location: 6 Pear Drive Willand Cullompton EX15 2QS

It was **resolved** to offer no observations. Moved by the Chair. Unanimously agreed

It was **resolved** to ratify the following planning application submissions agreed since the last Full Council meeting. Proposed by Cllr Hutter, seconded by Cllr Phare. Unanimously agreed.

- i. To offer no observations and to support the views and recommendations of the Mid Devon District Council Tree Officer on application number 25/00971/CAT, notification of intention to remove 2 Leylandii trees within a conservation area at Little Knowle Willand Old Village EX15 2RW.
- ii. To support the views and recommendations of the Mid Devon District Council Tree Officer on application number 25/01082/TPO, application to sectional fell an English Oak Tree (T1) within 6 months and remove dead wood from an English Oak Tree (T2) within 3 months, protected by Tree Preservation Order 97/00008/TPO, land adj. to Pearmain Close and Blenheim Court North Jaycroft Willand.
- iii. To offer no observations on application number 25/00874/FULL, erection of retaining wall and extension to car parking area Land at NGR 303514 111479 South View Estate Willand.

**1109/21**

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

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

Reference: 25/00737/HOUSE

Proposal: Erection of garden room

Location: 24 Park Street Willand Cullompton Devon

DECISION: Permission Granted

Reference: 25/00728/CLP

Proposal: Erection of single storey rear extension following demolition of existing conservatory under Part 1 Class A (Permitted Development)

Location: 19 Victoria Close Willand Cullompton Devon

DECISION: Certificate of Lawful Use Granted

Reference: 25/00672/LBC

Proposal: Listed Building Consent for installation of new storage heaters using existing switches/sockets

Location: Thatch Cottage Silver Street Willand Cullompton Devon

DECISION: Listed Building Consent Granted

Reference: 25/00786/HOUSE

Proposal: Retention of solar panels to roof of outbuilding

Location: Thatch Cottage Silver Street Willand Cullompton Devon

DECISION: Permission Granted

**1109/22**

**Councillor Reports:**

- Cllr Jones advised that there has been excessive use of weed killer in Jaycroft by local residents. She will report this to Devon County Council.
- Cllr James has received complaints about the hedge by the Co-op. Cllr Jones advised that the Co-op side of the road has now been cut back.

**1109/23**

The meeting closed at 21.04 p.m.