



WILLAND PARISH COUNCIL

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 9th October 2025 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

Present: Cllr Warren, Cllr Sycamore, Cllr James, Cllr Phare, Cllr Scott, Cllr Little

In Attendance: D Bird, Parish Clerk
District Councillor Poynton
District Councillor Connor
One member of the public

Minutes

- 0910/01 Apologies**
It was **noted** that apologies had been received from Cllr Jones, Cllr Hutter & Cllr Grantham.
- 0910/02 Declarations of Interest**
Declarations taken in the relevant item.
- 0910/03 Public Question Time**
There was one member of the public present. No questions were asked.
- 0910/04 Order of Business**
Item 13 brought forward to after item 7.
- 0910/05** It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 11th September 2025. Proposed by Cllr Phare, seconded by Cllr Sycamore. Unanimously agreed.
- 0910/06 Chairman's and Clerk's Announcements**
- There are now three Parish Councillor vacancies to be filled. The Clerk will promote on the Website, Facebook and the Noticeboards.
 - Somerlea – Zed Pod invoices sent to external and internal auditors with concerns raised. Acknowledgement received from both sets of auditors.
 - Somerlea parking proposal letter sent to Ward Members, who support the proposals, and the Cabinet Member for Parish and Community Engagement as agreed at the September meeting. Proposals now forwarded to the Cabinet Member for Housing, the Head of Housing and Housing Operations Lead. Initial response from the Head of Housing is that they will not agree to the proposal but

he will discuss further with the Cabinet Member and Operations Lead and provide a full response.

- Somerlea Complaint – partially upheld by Mid Devon as regards the management and site plan being incorrect. The Chair has asked for the complaint to proceed to stage 2.
- Formal complaint made as agreed at the September meeting to the Chief Constable and Police & Crime Commissioner regarding the way in which the criminal damage and anti-social behaviour incidents at the Jubilee Field had been dealt with. No response received to date from the Chief Constable. The Office of the Police and Crime Commissioner (OPCC) has advised that they do not investigate operational policing matters and have, with the Clerk's agreement, forwarded the letter to the Professional Standards Department who have acknowledged the complaint; the OPCC can review the outcome if appropriate once the complaint has been dealt with.
- The rough sleeper has now moved out of Jubilee Field.
- Updated emergency plan circulated to Parish Councillors.
- Hedge on the boundary of Jubilee Field taken down to the rear of a Mid Devon Housing property in Somerlea and debris left in the field. The Clerk has made a complaint to Mid Devon Housing about their failure to liaise with the Parish Council and for allowing the debris to be left in the field.
- Second half of Precept received from Mid Devon District Council. Devon County Council have been invoiced for the annual verge cutting contribution.
- The consultant for the proposed housing development adjacent to Fox Mill Gardens has suggested a meeting with the Parish Council to explain the proposals and understand whether there is anything they might need to take account of prior to submission. The Parish Council will wait to comment until the planning application is received.
- The invitation to this year's Carol Service has been received. Cllr Little will represent the PC this year, including a reading and the carol chosen is "Hark the Herald Angels Sing".

0910/07

County and District Councillor Reports.

- The County Councillor was not in attendance and no report was received.
- A written report was received from District Councillor Connor and circulated prior to the meeting. The Chair again raised concerns regarding site management at Somerlea as well as the parking problems. District Cllr Connor to meet with the Chair to view the issues on site. Cllr Poynton has raised the breach of planning at Hitchcocks again. The Chair advised that the Parish Council is still not being consulted on some significant applications and appeals in adjoining parishes.

0910/08

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 30th September 2025. Cllr Little 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 James proposed, Cllr Sycamore seconded. Unanimously agreed.

c) The Reserves Balances Report up to the 30th September 2025 was **noted**.

0910/09 The Clerk updated members on budget planning for 2026-27 and reminded Councillors that the budget would be set at the additional meeting agreed for Thursday 18th December with the Precept approved at the January Full Council meeting. Cllr Little suggested that potential proposals coming from the Neighbourhood Planning Advisory Committee should be included in the budget. The Clerk's report was **noted**.

0910/10 It was **resolved** to approve the annual donation to the British Royal Legion of £60 as set out in the precept for 2025/26. Proposed by Cllr Phare, seconded by Cllr Scott. Unanimously agreed.

0910/11 It was **resolved** to approve in principle the purchase and installation of a new bench in North Jaycroft with an engraved top rail commemorating the Coronation of King Charles III, subject to consultation with local householders and approval from Mid Devon District Council as the landowners. Final detail to be delegated to the Clerk and Cllr James. Cllr James proposed, Cllr Phare seconded. Unanimously agreed.

0910/12 It was **resolved** to recruit to the post of Litter Picker on 8 hours per week, delegate the recruitment process to the Clerk and Councillor Phare and delegate the cover arrangements to the Clerk until a new member of staff is in post subject to costs remaining within budget. Cllr Phare proposed, Cllr Little seconded. Unanimously agreed.

0910/13 **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: 25/01051/HOUSE

Proposal: Erection of single storey rear and side extension

Location: 12 Barnes Close Willand Cullompton EX15 2PW

It was **resolved** to comment as follows: Willand Parish Council has had the opportunity to discuss the application with the applicant and warmly support the application but would like to see a condition that the proposed extension does not become a separate dwelling. Proposed by Cllr Little, seconded by Cllr Phare. Unanimously agreed.

It was **resolved** to ratify the following planning application submissions agreed since the last Full Council meeting. Moved by the Chair. Unanimously agreed.

- i. To make the following comments on application number 25/00946/FULL, variation of conditions 2 and 4 of planning permission 25/00246/FULL (change of use from agricultural land to B8 open storage yard): Willand Parish Council support the

comments made by Halberton Parish Council on this application and application number 25/00246/FULL, in particular safe pedestrian access to the site and the need for permissive footpaths connecting the site to both Willand and Uffculme

- ii. To offer no observations on application number 25/01264/HOUSE, conversion of garage to habitable accommodation and enlargement of hardstanding, 4 Bramley Close Willand EX15 2SN.
- iii. To offer no observations on application number 25/01198/HOUSE, erection of replacement shed with associated works, 16 Gables Lea Willand EX15 2RY.

0910/14 Mid Devon District Council – Planning Decisions

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

Reference: 25/01082/TPO

Proposal: 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

Location: Land Adj. to Pearmain Close and Blenheim Court North Jaycroft Willand Devon

DECISION: Permission granted

0910/15 Councillor Reports:

- The Chair thanked Cllr Scott for producing the VAS report.

0910/16 The meeting closed at 20.10 p.m.