



WILLAND PARISH COUNCIL

16 Tudor Grove, Cullompton, EX15 1XG

Tel: 07920 014407

Email: clerk@willand-pc.gov.uk

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You are hereby invited to attend a **Meeting of Willand Parish Council**, which will be held on **Thursday 13th November 2025 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

Members of the public are advised to submit questions to the Parish Clerk prior to the meeting.

The purpose of the meeting is to transact the following business.

Debbie Bird

Parish Clerk

5 November 2025

Please note that: -

- Members of the Press & Public are invited to attend under the Public Bodies (Admission to Meetings) Act 1960.
- Under the Openness of Local Government Bodies Regulations 2014, any members of the public or press are allowed to take photographs, film and audio record the proceedings and report on all public sections of the meeting.
- Under the Local Government Act (LGA) 1972 Sch 12 10(2)(b), Willand Parish Council is unable to make any decision on matters not listed within the agenda.
- Willand Parish Council will always attempt to record meetings.

AGENDA

1. **To receive any apologies from Councillors and record approval of reasons for absence.**
(please make any apologies known to the Parish Clerk)
2. **Declarations of Interest - To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda.**
3. **Public Question Time - To receive questions from members of the public relevant to the work of the council.** (A maximum of 30 minutes is allowed for this item; verbal questions should not exceed 3 minutes)

- 4. Order of Business - At the discretion of the Chairman, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public.**
- 5. Parish Council Minutes - To approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 9th October 2025, as a correct record.**
- 6. Chairman's and Clerk's Announcements - To receive any announcements which the Chairman and Clerk may wish to make. (For information only)**
- 7. To receive reports from County and District Councillors. (For information only)**
- 8. Accounts Due for Payment and Receipts to include (Finance papers to be circulated):**
 - a) To examine and agree the Summary of Receipts and Payments for 2025-2026, up to 31st October 2025, and to receive the bank reconciliation.**
 - b) To authorise payment of invoices listed in table A of the payments list and to minute ratification of additional payments made since the previous meeting as listed in table B.**
 - c) To note the Reserves Balance Report for 2025-2026, up to 31st October 2025.**
 - d) To ratify a transfer of £35,000 from the Lloyds Community Account to the Lloyds Commercial Instant Saver Account following receipt of the second half yearly Precept payment, so that some interest could be immediately earned on the funds.**
 - e) To approve a transfer of £20,000 to the Lloyds 95-day account to maximise interest on funds not required to meet the Council's obligations prior to the financial year end, and allowing for a buffer to cover unforeseen or unbudgeted expenses that may occur.**
- 9. To receive an update on Budget Planning for 2026/27. (Clerk to circulate paper)**
- 10. To note the updated Asset Register as at 31st October 2025. (Clerk to circulate register)**
- 11. To consider whether to continue with weed spraying kerbs and pavements from 2026. (Clerk to circulate paper)**
- 12. To consider the provision of GDPR & Cyber Security training for the Clerk and Parish Councillors as recommended by the Smaller Authorities' Proper Practices Panel (SAPPP, formerly JPAG) in the 2025 Practitioners Guide to comply with the new Assertion 10 of the AGAR (Annual Governance & Accountability Return). (Clerk to circulate paper)**
- 13. To consider the recommendations in the tree inspection report for Jubilee Field, Orchard Way and the Cemetery. (Clerk to circulate report and paper)**

14. 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:

Reference: 25/01453/FULL

Proposal: Variation of Conditions 7 and 10 of Planning Permission 24/00039/FULL (Erection of 7 affordable dwellings with car parking, landscaping and other minor works following demolition of existing garages) to allow substitution of approved plans to reflect revised landscaping strategy, and parking areas

Location: Land at NGR 303611 111116 Somerlea Willand

Reference: 25/01492/TPO

Proposal: Application to fell 1 Ash tree (ref T48) protected by Tree Preservation Order 97/00008/TPO

Location: 8 Mulberry Close Willand Cullompton Devon EX15 2PA

Reference: 25/01498/MOUT

Proposal: Outline for the erection of up to 130 dwellings together with landscaping, open space, access and associated works with all other matters reserved.

Location: Land at NGR 303184 110348 Silver Street Willand Devon

To ratify the following planning application submissions agreed since the last Full Council meeting:

- i. To recommend refusal on application number 25/01356/TPO, application to reduce the lateral limb of one Ash tree by 2m and reduce the crown by 1.5-2m protected by Tree Preservation Order 97/00008/TPO, for the following reasons: no site location plan to give clear indication of location of tree, no arboriculturist report, no evidence of damage or disease to tree or likely damage to property, no reason given to justify the works requested.
- ii. To make no observations on application number 25/00823/FULL, construction of a drainage pond to serve employment development, land at NGR 303516 111580, Tancock Business Park Four Cross Avenue.
- iii. To comment as follows on application number 25/01422/TPO, application to monolith 1 Ash tree (T1) and remove limb of 1 Ash tree (T2) and reduce remainder of tree by 2-3m, protected by Tree Preservation Order 97/00008/TPO: Willand Parish Council notes that there are two conflicting application forms on the portal and does not support this application as it is currently presented - information is sparse, in particular there is no arboriculturist report providing clear reasons for the proposed work including evidence of disease or likely damage to property.
- iv. To comment as follows on application number 25/01433/TPO, application to reduce upper canopy of 1 Oak tree (T1) by 1.5-2m, MDC 50mm; reduce lowest limb at 4.5m above ground level on western aspect by 3m to right angle growth, MDC 100mm and crown lift 1 Oak Tree (T3) to 2.5m above footpath and 5m above Plum Way; protected by Tree Preservation Order 96/00014/TPO: Willand Parish Council supports the application with regards to the work required to comply with the Highways Act to ensure there is adequate clearance for the road and footpath. The Parish Council will

support the views and recommendations of the Mid Devon District Council Tree Officer.

- v. To make no observations on application number 25/01451/HOUSE, erection of a single storey rear extension and store to side at The Haven Willand Old Village EX15 2RW.

15. Mid Devon District Council – Planning Decisions

To note Mid Devon District Council, the determining Authority, has made the following planning decisions.

Reference: 25/01183/HOUSE
Proposal: Erection of single storey extension
Location: 12 Elmside Willand Cullompton Devon
DECISION: Permission Granted

Reference: 25/01209/HOUSE
Proposal: Erection of first floor side extension
Location: 6 Pear Drive Willand Cullompton Devon
DECISION: Permission Granted

16. Councillor Reports – At the discretion of the Chairman, to receive reports from Parish Councillors – strictly for information only.

PART 2 – It is recommended that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following item as it involves the likely disclosure of sensitive and confidential information

17. To consider quotations received, and award the contracts for the following:

- a) Jubilee Field – Grass Cutting
- b) Jubilee Field – Hedge Cutting
- c) Orchard Way – Grass Cutting
- d) Orchard Way Hedge Cutting
- e) Verges – Grass Cutting

18. Close