



## **WILLAND PARISH COUNCIL**

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 13<sup>th</sup> November 2025 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

**Present:** Cllr Warren, Cllr Sycamore, Cllr Scott, Cllr Little, Cllr Grantham

**In Attendance:** D Bird, Parish Clerk  
District Councillor John Poynton  
District Councillor Connor (arrived 20.15 p.m.)  
County Councillor Simon Clist  
5 members of the public

### **Minutes**

**1311/01 Apologies**

It was **noted** that apologies had been received from Cllr James, Cllr Phare, Cllr Jones & Cllr Hutter.

**1311/02 Declarations of Interest**

Declarations taken in the relevant item.

**1311/03 Public Question Time**

There were 5 members of the public present. It was agreed that questions would be taken in the individual agenda items.

**1311/04 Order of Business**

There were no changes to the order of business.

**1311/05** It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 9<sup>th</sup> October 2025. Proposed by Cllr Scott, seconded by Cllr Little. Unanimously agreed.

**1311/06 Chairman's and Clerk's Announcements**

- The Chair fed back on the second stage complaint response from Mid Devon District Council regarding the Somerlea modular housing.
- No further response received yet from Mid Devon District Council re the request for additional parking to be created on the verges at Somerlea.
- The Chair briefed the meeting on the Teams event he attended on Local Government Reorganisation on the 6<sup>th</sup> November.

- Still no response from the Police to the complaint raised regarding criminal damage at the Jubilee Field.
- The new owners of Willand Biogas, Acorn Bioenergy, have asked for an informal introductory meeting. The Clerk, Chair and Cllr Grantham to attend. The Halberton Parish Clerk will also be attending. Paul Elstone to also be invited due to his knowledge of the key issues.
- Mid Devon District Council have agreed to the siting of the coronation bench at Jaycroft near the allotments. As the weather is currently not conducive to laying concrete the bench will be ordered and fitted in the New Year.
- The new Litter Picker started this week.
- An email has been received from a member of the public regarding a number of highways issues. The Clerk will collate information for a response.
- The debris from a property to the rear of Somerlea left in the Jubilee Field has still not been removed. The Clerk has reported again, this time as a flytip.

**1311/07**

**County and District Councillor Reports.**

- The County Councillor summarised the County Council's view on Local Government Reorganisation in Devon. The County Council is looking to achieve significant savings in adult social care and increased remuneration for fosterers. The County Council is committed to the Connect to Work Hub schemes helping people obtain employment.
- A written report was received from District Councillor Connor and circulated prior to the meeting. The Clerk to investigate the potential acquisition by the Parish Council of Orchard Way and the part of Jubilee Field currently owned by Mid Devon and bring an agenda item to a future Council meeting.

**1311/08**

**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> October 2025. Cllr Sycamore proposed, Cllr Scott 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 Scott seconded. Unanimously agreed.
- c) The Reserves Balances Report up to the 31<sup>st</sup> October 2025 was **noted**.
- d) It was **resolved** 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. Proposed by Cllr Little, seconded by Cllr Sycamore. Unanimously agreed.
- e) It was **resolved** 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. Cllr Little Proposed, Cllr Scott seconded. Unanimously agreed.

- 1311/09** The Clerk's spreadsheet and updated report on budget planning for 2026/27 was **noted**.
- 1311/10** The updated Asset Register as at the 31<sup>st</sup> October 2025 was **noted**.
- 1311/11** It was **resolved** to continue with weed spraying in 2026 with the Clerk to obtain quotes to be brought back to Council. Cllr Grantham proposed, Cllr Scott seconded. Unanimously agreed.
- 1311/12** It was **resolved** that the Clerk will undertake the GDPR and Cyber Security training and provide a briefing for Councillors to demonstrate compliance with the new Assertion 10 in the AGAR. Cllr Scott proposed, Cllr Sycamore seconded. Unanimously agreed.
- 1311/13** It was **resolved** that :
- a) the priority 1 work proposed for the tree in Orchard Way as recommended in the tree inspection report is carried out.
  - b) the works proposed to the trees as set out in priority 2 of the tree inspection report for Orchard Way, Jubilee Field and the Cemetery are carried out subject to the Clerk obtaining quotes to be brought back to Council for approval and verification of the ownership of one tree in the hedge bank at Orchard Way. Cllr Sycamore proposed, Cllr Scott seconded. Unanimously agreed.
- 1311/14** **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.
- a) 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  
 It was **resolved** to comment as per the suggested response read out at the meeting. Proposed by Cllr Scott, seconded by Cllr Little. Unanimously agreed.
  - b) 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  
 It was **resolved** to comment as follows: The information provided on the application form states an incorrect location – land South of Jaycroft, there is no arboriculturist report or evidence provided relating to the Ash Dieback mentioned in the application or the extent of the disease and so any decision will have to rely on the findings of the Tree Officer. If it is to be felled a suitable replacement tree should be

planted to replace it. Proposed by Cllr Sycamore, seconded by Cllr Grantham  
Unanimously agreed

c) 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

After discussion around the key issues, it was **resolved** that the wording of the consultation response be delegated to the Clerk and Chair and circulated to Councillors for approval prior to submission. If Councillors do not agree with the proposed response an additional special meeting will be called. Moved by the Chair. Unanimously agreed. The Parish Council also agreed to take whatever action it can to empower local residents to comment on the application.

**Key issues to include in the response:** The site is not in the local plan, it is outside the settlement area, there have already been a considerable number of houses delivered in excess of allocated number of 42 set in the Local Plan, development previously refused due to the lack of sufficient infrastructure and facilities, no proven local housing need identified, only one access proposed which is a junction coming out onto the B3181 - a 40 mph road, the need for safe walking and cycling routes, flooding concerns and the disposal of surface water, lack of sufficient facilities and infrastructure and the shortage of capacity for additional green space in the village.

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

- 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.

### **1311/15 Mid Devon District Council – Planning Decisions**

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

Reference: 25/01183/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

After this item County Councillor Clist talked briefly about the challenges for planning in Devon following the increased housing targets.

### **1311/16 Councillor Reports:**

- Cllr Little advised that the Neighbourhood Plan Group met the previous evening and will be bringing forward a proposal in the New Year.
- Cllr Sycamore raised the issue of poor bus services serving the village.
- Cllr Scott has been working with the police on issues relating to speeding in the village with little success to date. The Clerk to email the County Council with information.
- Cllr Grantham advised that no further meeting had been held of the Joint Traffic Group. He will contact the Halberton Clerk who arranges and administers the meetings.

### **1311/17 It was **resolved** to award contracts as follows:**

- a) Jubilee Field – Grass Cutting: Countrywide Grounds Maintenance
  - b) Jubilee Field – Hedge Cutting: Countrywide Grounds Maintenance
  - c) Orchard Way – Grass Cutting: Countrywide Grounds Maintenance
  - d) Orchard Way Hedge Cutting: Countrywide Grounds Maintenance
  - e) Verges – Grass Cutting: South West Grounds Maintenance
- Moved by the Chair. Unanimously agreed.

### **1311/18 The meeting closed at 21.01 p.m.**