



WILLAND PARISH COUNCIL

16 Tudor Grove, Cullompton, EX15 1XG

Tel: 07920 014407

Email: clerk@willand-pc.gov.uk

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

Present: Cllr Warren, Cllr Sycamore, Cllr Scott, Cllr Grantham, Cllr James, Cllr Hutter, Cllr Phare

In Attendance: D Bird, Parish Clerk
County Councillor Clist
District Councillor Connor (arrived 19.26 p.m.)

Minutes

1112/01

Apologies

It was **noted** that apologies had been received from Cllr Jones.

1112/02

Declarations of Interest

Declarations taken in the relevant item.

1112/03

Public Question Time

There were no members of the public present.

1112/04

Order of Business

There were no changes to the order of business.

1112/05

It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 13th November 2025. Proposed by Cllr Grantham, seconded by Cllr Sycamore. Unanimously agreed.

1112/06

Chairman's and Clerk's Announcements

- The Clerk, Chair and Councillor Grantham met with Acorn Bioenergy the new owners of Willand Biogas, now renamed Devon Green Power. The Chair summarised the meeting.
- The Chair will be asking questions at the next Mid Devon Scrutiny Committee as to the way in which complaints are being dealt with, which is not in-line with the set procedures.
- Still no response from the Police to the complaint raised regarding criminal damage at the Jubilee Field. The Clerk has chased. The complaint is still awaiting allocation to a complaint handler after 2 months.

- To date local businesses and organisations have donated £1,250 towards this year's Christmas Lights. Donations received from Pencarrie, Stoneman Engineering, Willand Community Composting, Willand Service Centre, Willand Rovers, Green Resource Engineering, Victoria Windows & Doors and Hopkins Machinery. A thank you will be posted on Facebook and the Website next week and in the next edition of the Willand Magazine.
- The Clerk has written to Mid Devon regarding the potential acquisition of the Gables Lea side of Jubilee Field and the Orchard Way Play Area, they have agreed in principle to the disposal of both sites subject to restrictions on use. Terms need to be negotiated and approved by both Councils and further detail is awaited to bring a formal agenda item to Council for consideration.
- The Joint Traffic Group will meet in the New Year – date to be arranged.
- Clerk Christmas Leave: 24th December to 4th January inclusive. Out of Office will be on. Emails and phone will be checked once a day for urgent messages. Only items that cannot wait will be dealt with. January 8th meeting agenda will be issued early, on the 23rd December, any supporting papers not ready by that date i.e. Finance reports will be issued on the 5th or 6th January.

1112/07 County and District Councillor Reports.

- County Councillor Clist advised that he has forwarded emails received relating to flooding and other Highways issues to the relevant officers. Cllr Clist raised concerns re the provision of services going forward as the Local Government settlement does not look promising for Devon. DCC has committed a further £2m to the fostering service, the County is urgently seeking foster parents. Cllr Clist has been visiting farms on DCC farm estates and has also presented a paper on housing to Cabinet this week, DCC have committed £1m to alleviating homelessness. The Chair raised the condition of Meadow Park Road following completion of the development and the boulders placed on the verges at Somerlea.
- Apologies received from Cllr Poynton along with an update email on Somerlea following a visit earlier today with Cllr Connor. Cllr Connor sent a written report prior to the meeting, which had been circulated. She also provided a verbal update on the Somerlea visit.

1112/08 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 November 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 Phare seconded. Unanimously agreed.
- c) The Reserves Balances Report up to the 30th November 2025 was **noted**.

1112/09 The Clerk's spreadsheet and updated report on budget planning for 2026/27 was **noted**. The budget is to be discussed in full and agreed at an additional meeting on

Thursday 18th December, the agenda and supporting documents have been issued this week.

- 1112/10** The Emergency Plan was **noted** with a minor technical amendment to be made. Contact information already updated for the village hall at their request. No further changes are required.
- 1112/11** The Parish Council meeting dates for 2026 were **noted**.
- 1112/12** Annual RoSPA Play Area Reports :
- a) The recommendations and proposed actions as listed in the summary table provided were **noted**.
 - b) It was **resolved** to approve the replacement of the toddler swing set in Jubilee Field due to corrosion with a similar set at a cost of £4,061 plus VAT. Cllr Hutter proposed, Cllr Sycamore seconded. Unanimously agreed.
- 1112/13** The Chair provided a verbal update on the parking at Somerlea. Still no final response received from Mid Devon District Council on the Parish Council's proposal for additional parking. It was **resolved** to write to Cllr Lock expressing the Parish Council's disappointment that the promised response has not been received and requesting an update. Moved by the Chair, unanimously agreed. In respect of planning, further revised plans have been received relating to a property owner's right of way and it was resolved that the Parish Council would comment on the revision as follows "whilst this is not a planning matter, it is a private legal matter whereby a right of way to a property has been blocked, it could result in considerable cost to Mid Devon and thereby the taxpayer and the Parish Council feels it is only right and responsible to raise this. Moved by the Chair. Unanimously agreed.
- 1112/14** **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: 25/01646/TPO
Proposal: Application for North Eastern limb at 5m on 1 Pedunculate Oak tree ASCL005 (T14) to reduce limb growing towards properties by 3m; crown lift mixed broadleaf boundary trees rowan lea 3pty:1:b (W3) at rear of Rowan Lea to 4m over gardens and prune back to achieve a 3m clearance from properties protected by Tree Preservation Order 20/00003/TPO
Location: Ash Close & Land at NGR 303344 110389 Silver Street Willand Devon
It was **resolved** to comment as follows: The Parish Council notes that there is no evidence of disease or damage to property - these are tree management works as identified in the tree report to prevent encroachment on the adjoining houses and gardens. The Parish Council will support the views and recommendation of the Tree Officer. Moved by the Chair, unanimously agreed.

- b) Reference: 25/01638/MOUT
Proposal: Outline with all matters except access reserved for the erection of up to 170 dwellings, pedestrian and cycle facilities, associated open space and SUD's drainage
Location: Land at NGR 303878 111905 West of The B3181 Uffculme
After discussion, it was **resolved** to comment as per the draft response circulated for consideration. Proposed by Cllr Grantham, seconded by Cllr Scott. Unanimously agreed.

1112/15 Mid Devon District Council – Planning Decisions

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

Reference: 25/01051/HOUSE

Proposal: Erection of single storey rear and side extension

Location: 12 Barnes Close Willand

DECISION: Permission Granted

Reference: 25/01264/HOUSE

Proposal: Conversion of garage to habitable accommodation and enlargement of hardstanding

Location: 4 Bramley Close Willand

DECISION: Permission Granted

Reference: 25/01198/HOUSE

Proposal: Erection of replacement shed with associated works

Location: 16 Gables Lea Willand

DECISION: Permission Granted

Reference: 25/01356/TPO

Proposal: 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

Location: Barnwell Jaycroft Willand Cullompton

DECISION: Consent Refused

1112/16 Councillor Reports:

- The Chair thanked Cllr Scott for the VAS report.

1112/17 The meeting closed at 20.15 p.m.