



WILLAND PARISH COUNCIL

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 8th January 2026 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

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

In Attendance: D Bird, Parish Clerk
District Councillor John Poynton
2 members of the public

Minutes

0801/01

Apologies

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

0801/02

Declarations of Interest

Declarations taken in the relevant item.

0801/03

Public Question Time

There were two members of the public present. No questions were asked.

0801/04

Order of Business

There were no changes to the order of business.

0801/05

It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 11th December 2025, proposed by Cllr Phare, seconded by Cllr Sycamore, unanimously agreed, and the budget meeting held on the 18th December 2025, proposed by Cllr Sycamore, seconded by Cllr Jones, unanimously agreed.

0801/06

Chairman's and Clerk's Announcements

- The Chair attended Planning Committee for the Somerlea variation of condition application and spoke on behalf of the Parish Council re-iterating the concerns raised. There were also other amendments presented that had not been consulted or reported on. The application was nevertheless approved. Drainage concerns remain.
- Mid Devon have provided a final response rejecting the Parish Council's proposal for additional parking at Somerlea following the loss of parking as a result of the Zed Pod development.

- Nothing further heard from Mid Devon re the potential acquisition of the Gables Lea side of Jubilee Field and Orchard Way. Being chased next week.
- The Clerk will be purchasing a new printer within her delegated limit in the Financial Regulations due to problems with colour printing on the current printer, which was purchased in Oct 2019 and is now 6 years old.
- The former Head of Development Management at Mid Devon has set up her own business and can provide planning training at a cost as an alternative to that offered by Mid Devon.
- An application for Co-option has been received and will be considered at February's meeting.

0801/07 County and District Councillor Reports.

- Apologies received from County Councillor Clist. No report provided.
- Apologies received from District Councillor Connor who sent a written report which was circulated prior to the meeting. Cllr Poynton has followed up on the signage at Hitchcocks which is being considered at as part of a separate planning application, which the Parish Council hasn't been consulted on as yet. He has also raised concerns over the flooding on the road towards Cullompton at the Millenium Way roundabout.

0801/08 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 31st December 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 James proposed, Cllr Sycamore seconded. Unanimously agreed.
- c) The Reserves Balances Report up to the 31st December 2025 was **noted**.

0801/09 Following approval of the budget at the meeting on December the 18th 2025, it was **resolved** to set the Precept for 2026-2027 at £80,410. Cllr Jones proposed and Cllr Sycamore seconded. Unanimously agreed.

0801/10 It was **resolved** to instruct Four Seasons to carry out the Priority 2 Tree Management works as set out in the Tree Inspection reports as per the quote provided. Moved by the Chair. Unanimously agreed.

0801/11 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: 25/01812/FULL
Proposal: Retention of Change of Use from Use Classes B1 (Business), B2 (General

Industrial) and B8 (Storage/Distribution to Classes E(g) (Commercial, Business and Service), B2 (General Industrial), B8 (Storage /Distribution) and Sui Generis (Display and Sale of Vehicles)

Location: Keywise Cars Units 9, 10 and Part of 11 Forge Road. Hitchcocks Business Park. HALBERTON PARISH.

It was **resolved** to comment as follows: The Parish Council objects to this application. It is a retrospective application as the site has been used for its current purpose for some time in contravention of what was approved in the original application. The site was originally in agricultural use and an application was made to extend the business park into this area to provide a number of small industrial units which it was argued were urgently needed for clients. Approval was given on those grounds. The units were never built bringing into question the veracity of the original application. Since that time, and before the current use, the site has been used for storage of what appeared to be modular or preconstructed housing units and other non-approved purposes. No known planning enforcement action was taken. No mention is made in the application of the very large sign advertising the name of the company which is on the edge of the site facing into the road. It is very large, invasive and an eyesore. Surely that also needs planning approval? Proposed by Cllr Grantham, seconded Cllr Jones, unanimously agreed.

It was **resolved** to ratify the following planning application submissions made since the last Full Council meeting. Moved by the Chair. Unanimously agreed. Cllr James declared an interest and did not vote.

- i. Comment on application number 25/01639/TPO, to crown reduce radial branch length by 1.5-2m to the east and south; thin regrowth branches on north and west aspects by approx. 15% volume of secondary and tertiary growth on 1 Oak tree (T1) protected by Tree Preservation Order 97/00008/TPO, 15 Worcester Crescent, Willand: Willand Parish Council notes that no evidence has been provided of disease or damage to property. The proposed work appears to be tree management work to balance up the tree and create even density. The Parish Council will support the views and recommendations of the tree officer.

0801/12 Mid Devon District Council – Planning Decisions

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

Reference: 25/01422/TPO

Proposal: Application to monolith 1 Ash tree (T1) protected by Tree Preservation Order 97/00008/TPO

Location: 9 Worcester Crescent Willand Cullompton Devon

DECISION: Consent Granted

Reference: 25/01422/TPO

Proposal: Application to remove limb of 1 Ash tree (T2) and reduce remainder of tree by 2-3m, protected by Tree Preservation Order 97/00008/TPO protected by Tree Preservation Order 97/00008/TPO

Location: 9 Worcester Crescent Willand Cullompton Devon
DECISION: Consent Refused

Reference: 25/01433/TPO

Proposal: 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

Location: 10 Plum Way Willand Cullompton Devon
DECISION: Consent Granted

Reference: 25/01451/HOUSE

Proposal: Erection of single storey rear extension and store to side

Location: The Haven Willand Old Village Willand Cullompton

DECISION: Permission Granted

0801/13

Councillor Reports:

- The Chair thanked Cllr Scott for the VAS report. Maximum speed recorded was 55mph, which was lower than previous months despite the lighter traffic.
- Cllr Sycamore advised that a new SEND Group is setting up and might be looking for some funding. The Clerk advised that the Parish Council has a Local Community Projects Grant fund they can apply to subject to meeting the criteria set out in the policy.
- Cllr Hutter has requested some grit bins for the Fox Mill Gardens estate from the Management Company.
- Cllr Jones raised the imminent closure of the youth club as they are struggling to find people willing to form a new committee to keep it open.
- The Chair thanked Cllr Jones for organising the pre-Christmas meal for older, isolated people in the village. The event was well received.

0801/14

It was **resolved** 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 this item as it involves the likely disclosure of sensitive and confidential information. Moved by the Chair, unanimously agreed. After discussion it was **resolved** to award the weed spraying contract to Countrywide Grounds Maintenance. Proposed by Cllr Sycamore, seconded by Cllr Hutter. 6 in favour, Cllr Jones abstained.

0801/15

The meeting closed at 19.54 p.m.