



WILLAND PARISH COUNCIL

16 Tudor Grove, Cullompton, EX15 1XG

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You are invited to attend a **Meeting of Willand Parish Council**, which will be held on **Thursday 12th February 2026 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

4 February 2026

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 consider an application to fill a Councillor vacancy on the Parish Council by Co-option.**
- 2. To receive any apologies from Councillors and record approval of reasons for absence.**
(please make any apologies known to the Parish Clerk)
- 3. Declarations of Interest - To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda.**

4. **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)
5. **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.**
6. **Parish Council Minutes - To approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 8th January 2026, as a correct record.**
7. **Chairman's and Clerk's Announcements - To receive any announcements which the Chairman and Clerk may wish to make.** (For information only)
8. **To receive reports from County and District Councillors.** (For information only)
9. **Accounts Due for Payment and Receipts to include:**
 - a) **To examine and agree the Summary of Receipts and Payments for 2025-2026, up to 31st January 2026, 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 January 2026.**
10. **To review and approve the Parish Council's Statement of Internal Control for the financial year 2025-2026.** (Clerk to circulate prior to meeting)
11. **To receive an update on the scattering of ashes in the Cemetery and consider whether any further action is required.** (Clerk to circulate paper updated with current position)
12. **To consider the Mid Devon District Council draft Caravan site and mobile homes policy currently being consulted on.** Link: <https://letstalk.middevon.gov.uk/caravan-site-policy>
13. **To consider the final response received to the written complaint made to the Police in September 2025 regarding the lack of investigation into several instances of criminal damage at the Jubilee Field.**
14. **To receive an update from the Chair on the Zed Pod modular home in Fir Close which received planning consent in July 2023 but is yet to be built and to consider if any further action should be taken.**
15. **To receive an update on the potential acquisition of Gables Lea and Orchard Way and consider whether any further action is required.**
16. **To consider issues around the drainage proposals for the Zed Pod modular housing development at Somerlea.**

17. 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: 26/00095/TPO

Proposal: Application to remove 1 Tulip tree protected by Tree Preservation Order 08/00004/TPO

Location: 11 The Gables Willand Cullompton Devon EX15 2FE

Reference: 26/00053/FULL

Proposal: Change of use from coffee roastery (Use Class B2) to a mixed use comprising coffee roastery (B2) and takeaway outlet (E(b)), resulting in an overall Sui Generis use; to include the removal of three existing front elevation windows; installation of a takeaway hatch/counter in place of the central window; installation of two replacement frosted-glass windows to either and installation of an external roller shutter over the hatch for security

Location: Roastworks Coffee Co. Unit 7 Blackdown Park Willand

To **Minute Ratification** of the following planning application submissions agreed since the last Full Council meeting:

- i. Application no 25/01793/TPO – to reduce by 2m willow and self-seeded cherry trees protected by 02/0005/TPO, 3 Greenwood, Willand . Comments - Willand Parish Council notes that section 5 is incorrectly completed as the applicant has ticked no in the TPO box and Yes in the box for tree works in a conservation area, however this is not part of the conservation area and the works do in fact related to trees covered by a TPO. No arboriculturist report has been provided and there is no evidence of disease or damage to property. The Parish Council will support the views and recommendations of the Tree Officer.
- ii. Application no 25/01795/ADVERT - Advertisement Consent to display 1 illuminated freestanding advertising board, Keywise Commercials Unit 9 Forge Road Hitchcocks Business Park. Comments - It is noted that consent is sought for the display of the sign from 17/12/2025 but it has been there far longer than that and has been the subject of complaint and so this is a retrospective application. The sign is very large, invasive and is an eyesore. It is just inside the hedge/fencing adjacent to and facing the B3181. The screening vegetation on the hedge has been cut down low to allow the sign to be viewed but this has also had the effect of 'opening up' visibility to buildings and other facilities on the business park. The removal of the vegetation and the illumination could be considered to have a negative and adverse effect on biodiversity. Taking all things into consideration Willand Parish Council object to the sign in its present position and existing design. Refusal is recommended.
- iii. No objection to application number 26/00085/CAT, notification of intention to reduce the crown of 1 Yew tree by 1.5-2m within the conservation area, Beaufoy House Willand Old Village EX15 2RH.

- iv. Application No DCC/4447/2025, The construction and operation of covered agricultural silage clamp with a capacity of up to 21,500m³ together with all ancillary services and infrastructure, landscaping, vehicular access and ecological enhancements, Land Adjacent to Devon Green Power, Lloyd Maunder Road, Willand, Devon, EX15 2PJ. (Response provided as supporting paper due to length)

18. Mid Devon District Council – Planning Decisions

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

Reference: 25/01453/FULL

Proposal: Variation of Condition 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 Devon

DECISION: Permission Granted

Reference: 25/00874/FULL

Proposal: Erection of retaining wall and extension to car parking area

Location: Land at NGR 303514 111479 South View Estate Willand Devon

DECISION: Permission Granted

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

20. Close