



## **WILLAND PARISH COUNCIL**

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You are invited to attend a **Meeting of Willand Parish Council**, which will be held on **Thursday 12<sup>th</sup> March 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 March 2026

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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 12<sup>th</sup> February 2026, 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:**
  - a) **To examine and agree the Summary of Receipts and Payments for 2025-2026, up to 28<sup>th</sup> February 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 28<sup>th</sup> February 2026.**
  - d) **To consider whether to renew the Parish Online Mapping Software for 2026-2027.**
9. **To note that the following Willand Parish Council Policies, Procedures & Strategies have been reviewed as follows:**
  - a. **Investment Strategy: no changes proposed**
  - b. **Freedom of Information - Model Publication Scheme: small increase in photocopying fees to cover costs**
  - c. **Expenses Policy and Expenses Claim Form: no changes proposed**
  - d. **Co-option Policy: no changes proposed**
  - e. **Grants Policy: no changes proposed**(Clerk to circulate policies with agenda)
10. **To review the Emergency Plan and make any necessary amendments.** (Clerk to circulate plan)
11. **To consider the five proposals put forward for Local Government Reorganisation in Devon and agree on if and how to respond to the Government consultation.** Link: [Devon LGR](#)
12. **To consider use of the potential new development S106 off-site public open space contributions.** (Information to be circulated)
13. **To consider membership of the Community Benefit Fund working group for the Devon Green Power site.** (Clerk to circulate information received)

#### 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: 26/00275/MARM

Proposal: Variation of condition 1 of Planning Permission 23/01172/MARM (Variation of condition 1 of planning permission 19/00364/MARM to allow substitute plans (Reserved Matters application, pursuant to Outline application 15/01332/MOUT, for employment development of up to 5,256m<sup>2</sup> of B1, 2,651m<sup>2</sup> of B2 and 4,919m<sup>2</sup> of B8 units together with internal access roads, parking and associated infrastructure) to allow amendments to the approved site layout to facilitate an extension to Unit B2 to provide additional office and production accommodation, together with associated access, parking, drainage and infrastructure works

Location: Land at NGR 303681 111677 (North of Mid Devon Business Park) Muxbeare Lane

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

- i. No objection to application number 26/001571/LBC - Listed Building Consent for the replacement of 2 external doors/frames, Redgates Cottage Old Jaycroft Willand.
- ii. Application No 26/00139/MFUL, Variation of conditions 2 and 4 of Planning Permission 20/00876/MFUL (Construction of Cullompton Town Centre Relief Road comprising new 1350 metre road connecting Station Road to Duke Street and associated works) to allow substitution of approved plans to modify the design of the northern section of the relief road and noise mitigation – Cullompton (consulted as neighbouring parish). Comments submitted: Willand Parish Council has no observations to make on this application.
- iii. Application number 26/00159/MFUL, Construction of an earth-banked slurry lagoon, two silage clamps with associated retaining wall, yard extension, fencing and drainage - Cullompton (consulted as neighbouring parish). Comments submitted: Willand Parish Council has no observations to make on this application.
- iv. No objection subject to the views of the Tree Officer to application number 26/00224/TPO - Application to shorten one branch growing towards property by approx. 2m back to suitable growth point and overall canopy reduction by approx. 1m-1.5m from one Ash tree (T1) protected by Tree Preservation Order 97/00008/TPO, Barnwell Jaycroft Willand.
- v. No objection to application number 26/00226/TPO - Application to remove one lateral branch from one Oak tree (protected by Tree Preservation Order 02/00005/TPO) to provide approximately 3m clearance from the dwelling, land adjacent 3 Greenwood Willand.

## **15. Mid Devon District Council – Planning Decisions**

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

Reference: 25/01765/CLP

Proposal: Certificate of lawfulness for the proposed erection of rear dormer window

Location: 33A Fir Close Willand Cullompton

DECISION: Certificate of Lawfulness issued

Reference: 25/01793/TPO

Proposal: Application to reduce by 2m willow and self-seeded cherry trees protected by Tree Preservation Order 02/0005/TPO

Location: 3 Greenwood Willand Cullompton

DECISION: Consent Granted

Reference: 25/01795/ADVERT

Proposal: Advertisement Consent to display 1 illuminated freestanding advertising board

Location: Keywise Commercials Unit 9 Forge Road Hitchcocks Business Park

DECISION: Consent Refused

Reference: 25/00823/FULL

Proposal: Construction of a drainage pond to serve employment development

Location: Land at NGR 303516 111580 Tancocks Business Park Four Cross Avenue

DECISION: Permission Granted

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

## **17. Close**