



WILLAND PARISH COUNCIL

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 12th March 2026 at 7.00 pm, in the Club Room at Willand Village Hall, Gables Rd, Willand.**

Present: Cllr Warren, Cllr Sycamore, Cllr Little, Cllr Grantham (left the meeting at 20.15 p.m.), Cllr James, Cllr Phare, Cllr Hutter, Cllr Jones, Cllr Turner

In Attendance: D Bird, Parish Clerk
District Councillor Connor (arrived at 19.25)

Minutes

Meeting started at 19.05 p.m.

- 1203/01 Apologies**
It was **noted** that apologies had been received from Cllr Scott.
- 1203/02 Declarations of Interest**
Declarations taken in the relevant item.
- 1203/03 Public Question Time**
There were no members of the public present.
- 1203/04 Order of Business**
There were no changes to the order of business.
- 1203/05** It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 12th February 2026, moved by the Chair, unanimously agreed.
- 1203/06 Chairman's and Clerk's Announcements**
- The Chair and Cllr Hutter attended the Mid Devon Planning Committee where the outline application for 130 dwellings off Silver Street was considered. The Chair spoke on behalf of the Parish Council objecting to the application; however, permission was granted by the committee. Prior to the meeting the Clerk had sent an email to Ward Councillors asking for their support in objecting to this application however none of them were present when the application was discussed and no representations had been made on behalf of the Parish. The County Councillor who is also a District Councillor and on the Planning Committee was absent from the meeting.
 - The Clerk has twice chased Mid Devon regarding the potential acquisition of Gables Lea and Orchard Way – no reply received.

- The Coronation memorial bench agreed last year can now be ordered for installation in April. Cllr Hutter agreed to take delivery of the bench. The Handyman will collect from her address and install.
- The Neighbourhood Plan Implementation Advisory Group met in February and are starting to develop proposals for Council to consider. They are undertaking a fact finding exercise with local residents to see if there is interest in bringing forward a proposal for a 20 mph limit in Willand Old Village. The Clerk has added a standing item onto Council meetings from April to receive regular updates from the group and to allow for the consideration of formal projects and proposals.
- The Two Trees solar farm development is likely to start June/July and the Parish Council should receive some community benefit funding in due course.

1203/07 County and District Councillor Reports.

- Apologies received from the County Councillor. The Clerk received a response to various Highways matters raised and has circulated the information provided.
- A written report was received from District Councillor Connor and circulated prior to the meeting. Cllr Connor advised that she had tried to attend the Planning meeting remotely but was unable to connect. The Chair advised that we had heard nothing further about the potential acquisition of Gables Lea and Orchard Way – Cllr Connor was asked to follow this up.

1203/08 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 28th February 2026. Cllr Phare proposed, Cllr Little 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 Hutter proposed, Cllr Sycamore seconded. Unanimously agreed. The Clerk advised that this being the last month of the financial year she is attempting to get invoices in and payments made for all costs incurred in this financial year and may have to process an additional payment run towards the end of the month, if needed.
- c) The Reserves Balances Report up to the 28th February 2026 was **noted**.
- d) It was **resolved** to renew the Parish Online Mapping Software for 2026-2027. Cllr Hutter proposed, Cllr Jones seconded. Unanimously agreed.

1203/09 It was resolved to approve the review of following policies:

- a. Investment Strategy: no changes
- b. Freedom of Information - Model Publication Scheme: small increase in photocopying fees to cover costs
- c. Expenses Policy and Expenses Claim Form: no changes
- d. Co-option Policy: no changes
- e. Grants Policy: no changes

The Chair moved to approve a, c, d and e above where no changes were proposed, unanimously agreed. The Chair then moved to approve the minor change in item b, unanimously agreed.

- 1203/10** The emergency plan was reviewed. Cllr Turner has already been added to the Community Response Team. Cllr Turner proposed the inclusion of an updated map. It was **resolved** to approve the updated plan subject to the inclusion of a new map. Moved by the Chair, unanimously agreed. The Clerk will look to do this via the renewed Parish Online subscription.
- 1203/11** It was **resolved** not to respond as a Parish Council to the Local Government Reorganisation consultation and leave it to individuals to respond in their personal capacity. Moved by the Chair, unanimously agreed.
- 1203/12** The potential new development S106 off-site public open space contributions were discussed. A key problem is the lack of available land for additional open space in Willand and the surrounding area. It was **resolved** that the proposals set out in the supporting papers circulated with the agenda plus additional proposals for the resurfacing of two of the tennis courts, the surfacing of the Gables car parking area, the creation of dog friendly areas and a footpath through the Old Village be submitted as possible projects for the funding to Mid-Devon District Council. Moved by the Chair, 8 Councillors in favour. Councillor Grantham objected to the inclusion of the Gables car park.
- 1203/13** Membership of the Community Benefit Fund working group relating to the Devon Green Power Site was considered. During discussion Councillor Grantham left the meeting at 20.15 p.m. It was **resolved** that Cllr Turner and Cllr Hutter represent the Parish Council, moved by the Chair, unanimously agreed. It was **resolved** that Kate Taylor as a trustee of Willand United Charities is invited to join the group, moved by the Chair, unanimously agreed. It was **resolved** that the Parish Clerk for Halberton be included on the working group, moved by Chair, unanimously agreed.
- 1203/14** **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: 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 5,256m² of B1, 2,651m² of B2 and 4,919m² 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

It was **resolved** to offer no objection to this application. Moved by the Chair.
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.

- 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.

1203/15

Mid Devon District Council – Planning Decisions

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

Reference: 25/01765/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 02/00005/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

1203/16

Councillor Reports:

- The Clerk advised that Cllr Grantham had attended a meeting of the Joint Traffic Group with Halberton and Uffculme on Monday 23rd February and an item has been added to the April agenda to consider the recommendations of that meeting.
- Cllr Jones advised that a member of the public had been hit by a car wing mirror along the lane to the Cemetery. This links with the need for a footpath from the village to the Cemetery.
- Cllr Jones reported that there is an abandoned van by the allotments. This should be reported to Mid Devon and if no action taken Cllr Jones to advise the Clerk who will contact the Ward Councillors.
- Cllr Sycamore asked about the status of the Youth Club. No responses have been received to emails sent to them.
- Cllr Sycamore mentioned a concern about litter raised by a resident. The Clerk advised that there is an agenda item on the April Council meeting to review the litter picking service and hours.
- Cllr Little suggested having "Willand Parish Council" printed on the back of the Litter Pickers Hi-Vis jacket which would let residents know this was a service provided by the Parish Council, raising the profile of what it does for the village. The Clerk will look at options.
- Cllr Little also raised the email he sent to Councillors about the survey of residents in Old Village re a 20-mph limit.
- Cllr Hutter advised that the pothole raised by a member of the public last month has been filled. Cllr Hutter is also liaising with the Neighbourhood Highways Officer over the yellow box junction for the bus stops in Meadow Park.

1203/17

The meeting closed at 20.39 p.m.