



## WILLAND PARISH COUNCIL

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Minutes of the **Meeting of Willand Parish Council** held on **Thursday 13<sup>th</sup> February 2025 at 7.00 pm**,  
in the **Club Room at Willand Village Hall, Gables Rd, Willand**.

**Present:** Cllr Warren, Cllr Grantham, Cllr Leach, Cllr Little, Cllr Jones, Cllr Glover, Cllr Hutter

**In Attendance:** D Bird, Parish Clerk  
District Councillor Gwen DuChesne – Cabinet Member for Parish and Community Engagement  
David Parker – Mid Devon District Council Town and Parish Liaison Officer  
1 member of the public  
District Councillor Poynton

### Minutes

- 1302/01** It was **resolved** to co-opt Stevie Anne Hutter as a Councillor to fill a vacancy on the Parish Council. Moved by the Chair. Unanimously agreed. Acceptance form signed and Register of Interest form provided for completion and return to Mid Devon District Council
- 1302/02** **To receive and accept apologies**  
It was **resolved** to receive and accept apologies from Cllr James, Cllr Scott, Cllr Phare and Cllr Sycamore.
- 1302/03** **Declarations of Interest**  
Declarations taken in the relevant item.
- 1302/04** **Public Question Time**  
There was 1 member of the public present, who the Chair agreed could raise relevant concerns in item 14.
- 1302/05** **Order of Business**  
Items 14 & 17 moved to after item 7.
- 1302/06** It was **resolved** to approve and sign the minutes of the Willand Parish Council Meetings held on the 9<sup>th</sup> January 2025. Cllr Grantham proposed and Cllr Jones seconded. Unanimously agreed.

**1302/07**

The Mid Devon District Council Cabinet Member for Parish and Community Engagement and the Town and Parish Liaison Officer were welcomed to the meeting and a number of issues were raised.

A list of items had been provided in advance for investigation prior to the meeting.

Cllr DuChesne explained that her role was to facilitate better relationships between the District Council and Towns and Parishes.

A response had been received to the Parish Council's letter concerning the Town and Parish Charter, which was circulated to Councillors in advance of the meeting. Cllr DuChesne advised that changes were made from the Parish Council's feedback where possible.

Cllr DuChesne explained that enforcement was being progressed by the District Council. Cllr Grantham asked if the District Council could clarify how the Enforcement Officer will prioritise work, Cllr DuChesne advised that the maximum impact breaches will be investigated first. The Parish Council should liaise with the Enforcement Officer on specific cases and report any breaches noted. Sites on the border which are in Halberton should be raised with the Halberton Clerk in the first instance.

It was stated that the County Council is responsible for the Cycling and Walking Infrastructure Plan. There is Mid Devon involvement and Cllr DuChesne will advise which Officer to contact.

Cllr Little said that he felt the State of the District Debate had been a good opportunity to engage with Towns and Parishes and he hoped there would be further engagement. Cllr DuChesne advised that there will be more events going forward.

**1302/08**

**Chairman's and Clerk's Announcements**

- Work carried out in January to clear vegetation to widen the Footpath on the B3181 by volunteers from the M5 roadworks team. The County Council needs to undertake the further work required.
- The scouts will be painting the fence along the Jubilee Field Gables Lea footpath in the Spring. The Parish Council will pay for any materials needed.
- A reminder that the Annual Parish Meeting is taking place on the 13<sup>th</sup> March with the monthly Full Council meeting held straight afterwards. The agenda will be published around 3 weeks before with the **meeting starting at 6.30 p.m.**

**1302/09**

**County and District Councillor Reports.**

- Nothing received from the County Councillor.
- District Councillors – Apologies received from Cllr Connor. Report received in advance of the meeting circulated to Councillors.

Cllr Grantham raised the issue of the deterioration of the B3181 with the motorway closures increasing traffic on the road. The Clerk has spoken to the Local Highways Officer who is coming out to inspect. The Clerk reminded Councillors to report issues via the Devon County Council Report a Problem Portal as the more times an issue is reported the better.

**1302/10**

**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 31<sup>st</sup> January 2025. Cllr Jones proposed, Cllr Leach seconded. Unanimously agreed.
- b) It was **resolved** to authorise the payment of invoices received between the 7<sup>th</sup> January 2025 and 6<sup>th</sup> February 2025, and to **ratify** additional payments made since the previous meeting. Cllr Hutter proposed, Cllr Glover seconded. Unanimously agreed.
- c) It was **resolved** to note the Reserves Balance Report up to the 31<sup>st</sup> January 2025. Moved by the Chair. Unanimously agreed.
- d) It was **resolved** to ratify a transfer of £35,000 from the Instant Access Account to the Community Account to pay the invoice to Dragon Play & Sports for the new Equipment at Jubilee Field, Orchard Way and Chestnut Drive. Moved by the Chair. Unanimously agreed.

**1302/11**

It was **resolved** to approve the Council's Statement of Internal Control for the financial year 2024-2025. Cllr Little proposed and Cllr Leach seconded. Unanimously agreed. Statement signed by the Chair and the Parish Clerk.

**1302/12**

It was **resolved** to approve the installation of grass mat surfacing to the new adult multigym area at Orchard Way at a cost of £1,116, to reduce the impact of its usage on the ground below and adjacent. Cllr Leach proposed and Cllr Jones seconded. 6 Voted in favour with 1 abstention. The Clerk to contact the previous handyman to return several grass mats still in his possession.

**1302/13**

It was **resolved** to establish a Neighbourhood Plan Implementation Advisory Committee if the Neighbourhood plan is accepted at the referendum and formally "made" by Mid Devon District Council. Cllr Little proposed and Cllr Glover seconded. Unanimously agreed. The Clerk was thanked for her work in publicising and sharing information on the upcoming referendum.

**1302/14**

The Chair declared an interest in this item having raised concerns as a private individual regarding the cost of the Zed Pods being granted planning permissions in Mid Devon. Paul Elstone, a member of public in attendance, read out a statement raising several concerns regarding Mid Devon's arrangements with Modular Housing, the significant costs being incurred and the lack of transparency from the District Council. A copy of his statement is available on the website with the agenda papers. It was **resolved** that Willand Parish Council expresses its concerns as to the delay and cost of the provision of a modular property in Fir Close Willand. Those concerns to also include the apparent failure of Mid Devon District Council to provide open, clear

and honest answers to questions raised and to question whether due diligence and care is being exercised over the expenditure of public money. The Chair proposed and Cllr Grantham seconded. Cllr Glover declared an interest as a District Councillor. 6 voted in favour with 1 abstention.

**1302/15** It was **resolved** that the Clerk obtain quotes for the bracket welding work required to replace two of the panels on the Field Shelter. Moved by the Chair. Unanimously agreed.

**1302/16** After an inconclusive discussion the Chair withdrew the Warm Spaces proposal. A revised proposal to be brought to the March meeting if members present one.

**1302/17** It was **resolved** that the Parish Clerk send the Mid Devon Officer collating the Community Risk Register a copy of the Emergency Plan where the Parish Council has already identified key risks. Moved by the Chair. Unanimously agreed.

**1302/18** **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: 25/00127/TPO  
Proposal: Application to remove 1 Oak tree stump (T1) to ground level and reduce and reshape 1 Oak tree (T2) by 1-1.5m protected by Tree Preservation Order 97/00008/TPO  
Location: 7 Mulberry Close Willand EX15  
It was **resolved** to support the views and recommendations of the Mid Devon District Council Tree Officer. Cllr Leach proposed, Cllr Little seconded. Unanimously agreed.

b) Reference: 25/00141/MARM  
Proposal: Variation of condition 1 of planning permission 23/01172/MARM (Reserved Matters application 19/00364/MARM, 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 substitute plans in respect of the layout for Plot A  
Location: Land at NGR 303681 111677 (North Of Mid Devon Business Park) Muxbeare Lane Willand Devon  
It was **resolved** to offer no objection. Moved by the Chair. Unanimously agreed.

**1302/19** **Mid Devon District Council – Planning Decisions**

It was noted that Mid Devon District Council, the determining Authority, has made the following planning decision. **NO PLANNING DECISIONS TO REPORT.**

**1302/20**

**Councillor Reports:**

- The Chair thanked Cllr Scott for producing the VAS data and advised that there is communication with the police who would like to use some of the data.
- Cllr Grantham advised that the gravedigger had not tidied up after the most recent burial. The Clerk to raise with the Funeral Director and gravedigger.
- Cllr Grantham advised that moles are still an issue at the Cemetery. The Clerk had agreed with the new handyman that repellent would be tried first as a humane option. As this appears not to have worked the Clerk will look at other options.
- Cllr Leach advised that there is further graffiti in the subway. This is a continual problem which Clerk has reported to National Highways on several occasions - the previous graffiti was removed only within the last 10 days.
- Cllr Leach asked if the Chair could add a note into his next magazine article asking that out-of-date advertising for events etc... is removed.

**0901/21**

The meeting closed at **21.13 p.m.**