



## WILLAND PARISH COUNCIL

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

**Present:** Cllr Warren, Cllr Sycamore, Cllr Scott, Cllr Little, Cllr Grantham, Cllr James, Cllr Phare, Cllr Hutter, Cllr Turner

**In Attendance:** D Bird, Parish Clerk  
County Councillor Simon Clist  
5 members of the public

### Minutes

**1202/01** It was **resolved** to co-opt Ben Turner as a Councillor to fill a vacancy on the Parish Council. Proposed by Cllr Sycamore, seconded by Cllr Hutter, unanimously agreed. Acceptance form and electronic communication form both signed and Register of Interest form provided for completion and return to Mid Devon District Council.

**1202/02** **Apologies**  
It was **noted** that apologies had been received from Cllr Jones.

**1202/03** **Declarations of Interest**  
Declarations taken in the relevant item.

**1202/04** **Public Question Time**  
There were 5 members of the public present. A large pothole at the junction of Beech Close was raised as a concern. Cllr Hutter advised that she is already following up road conditions and repairs for Meadow Park with Highways . Another member of the public asked if it was possible to have a yellow box marking the bus stop in Meadow Park and raised parking concerns in the surrounding area, in particular on match days. County Councillor Clist will take this up with Highways Officers. The Clerk will email the County Councillor as a reminder for both issues.

**1202/05** **Order of Business**  
Agenda item 17 (iv) moved to before item 9 to accommodate 2 visitors from Acorn Bioenergy.

**1202/06** It was **resolved** to approve and sign the minutes of the Willand Parish Council Meeting held on the 8<sup>th</sup> January 2026, proposed by Cllr Hutter, seconded by Cllr James. Unanimously agreed.

**1202/07** **Chairman's and Clerk's Announcements**

- The Chair visited the primary school and saw the plans for the new studio extension. There is no need for planning permission as it is within permitted development rights. Work has now started.
- The two enforcement appeals for Church Lea were dismissed by the Planning Inspectorate. The enforcement was upheld subject to a variation in that the applicant has six months rather than two to undertake remedial works. The Clerk has diarised to follow up with Mid-Devon.
- Mid Devon have arranged some planning training on the 26<sup>th</sup> March for Town and Parish Councils. Email circulated. Councillors were asked to let the Clerk know if they are attending and if so whether online or in person.
- A reminder to Councillors to update their Register of Interests when there are any changes. A new form can be obtained from the Clerk.
- The Clerk in consultation with the Chair has authorised Play UK to carry out a repair of the slamming post at the Somerlea end of the Fenced Play Area at Jubilee Field at a cost of £385 (which is within limits set in the Financial Regulations) as this has moved out of vertical, away from the gate slamming plate causing the gate to close past the slamming post without being halted. This has been an ongoing problem.
- Government consultation on Local Government Reorganisation is open until the 26<sup>th</sup> March. The Clerk has added to the March agenda to consider whether Council wish to respond. There is a specific format which asks the same questions about each proposal. The Clerk asked Councillors to give some consideration to the proposals before the March meeting. Councillors can also respond in their personal capacity.

**1202/08** **County and District Councillor Reports.**

- The County Councillor Simon Clist was in attendance. The Government has paid 90% of the SEND bill back to the County Council. Following the extremely high rainfall and storms no project work is being undertaken by Highways as all 52 teams are out repairing potholes, an extra £3m is being put into pothole repairs and it is hoped to allocate a further £10m. Over 620 potholes are being reported daily. The County Councillor attended an apprentice's day for National Apprenticeship week. He also input into the rural deprivation seminar. He has a limited amount of Locality Budget available until the 1<sup>st</sup> March for local groups to apply for. The Chair raised the continued flooding on Lloyd Maunder Road and the Millennium Way roundabout.
- Apologies received from District Councillor Poynton. A written report was received from District Councillor Connor and circulated prior to the meeting.

**1202/09**

**Accounts Due for Payment and Receipts to include:**

- a) It was **resolved** to approve the Bank Reconciliation up to the 31st January 2026. Cllr James proposed, Cllr Phare seconded. Unanimously agreed. The summary of Receipts and Payments was noted. A question was asked on weed spraying which shows an underspend of £700 due to the Locality Grant received from Devon County Council, this is not guaranteed income and cannot be budgeted for. It will not be available next year. A question was also asked about the admin fee for allotments which shows as a minus in Allotment Expenditure and an income receipt in Office Admin – this is due to it being an internal transfer between two codes and relates to the admin support provided by the Clerk in relation to allotment invoices and issuing of tenancy paperwork, which is paid from the allotment fees received from the plot holders. The Clerk also advised that Nationwide savings account interest is paid annually on the 31<sup>st</sup> March.
- b) It was **resolved** to authorise the payment of invoices as set out in List A of the payments report, and to **ratify** additional payments made since the previous meeting as set out in List B. Cllr Hutter proposed, Cllr Phare seconded. Unanimously agreed.
- c) The Reserves Balances Report up to the 31<sup>st</sup> January 2026 was **noted**.

**1202/10**

It was **resolved** to approve the Parish Council's Statement of Internal Control for the financial year 2025-2026. Cllr Scott proposed and Cllr James seconded. Unanimously agreed. The Clerk and Chair signed the statement.

**1202/11**

An update on the scattering of ashes in the Cemetery was received and it was **resolved** to revise the fee to install a memorial plaque to £30. Moved by the Chair Unanimously agreed. The provision of a post or any other structure to affix memorial plaques to is to be decided at a later date depending on demand.

**1201/12**

It was **resolved** to offer no observations on the Mid Devon District Council draft Caravan site and mobile homes policy. Moved by the Chair, unanimously agreed.

**1202/13**

The final response to the complaint made to the Police in September 2025 regarding the lack of investigation into various instances of criminal damage at the Jubilee Field was discussed. The Clerk advised that she had spoken to a local PCSO and a Special Constable at the Health & Community Centre Coffee Morning and was advised that patrols around Willand, to include the Jubilee Field, will be increased in Spring and Summer and updates will be provided to the Clerk. Additionally, as well as reporting crimes online the Clerk will also now email the local team so they can pick up issues direct. It was suggested to wait and see if these measures have any effect prior to considering whether to take the matter further.

**1202/14**

An update was provided on the Zed Pod modular home in Fir Close which received planning consent in July 2023 but is yet to be built. A further email from District Councillor Lock had been circulated prior to the meeting. Further updates will be provided when available.

- 1202/15** An update was provided on the potential acquisition of Gables Lea and Orchard Way, which the Parish Council currently leases from Mid-Devon District Council and maintains. Further information is awaited from them. A discussion took place where it was suggested that the Parish Council should not be expected to pay to acquire these areas as they could be considered to be a liability rather than an asset to the District Council if returned to them. An agenda item will be brought to Council when there are firm proposals to discuss.
- 1202/16** The Chair provided an update on concerns around the drainage for the Zed Pod modular homes at Somerlea, this issue will continue to be monitored and updates provided.
- 1202/17** **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:
- a) 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  
It was **resolved** to comment as follows: There is no arboriculturist's report or evidence of disease. Photos have been provided purporting to show damage to a vehicle windscreen and paintwork. The applicant wishes to remove the tree in its entirety and not re-plant, which is considered unacceptable without clear evidence as to the condition of the tree and any danger posed to persons or property. An arboriculturist report is needed to determine what work is required, if any, to make the tree safe and mitigate any potential damage. If consent to remove is granted a suitable replacement tree should be planted. The Parish Council objects to this application. Proposed by Cllr Sycamore seconded by Cllr Hutter. Unanimously agreed.
- b) 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  
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. Application no 25/01793/TPO – to reduce by 2m willow and self seeded cherry trees protected by 02/0005/TPO, 3 Greenwood, Willand. Comments made - 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. As per the response provided in the supporting paper for application No DCC/4447/2025, The construction and operation of covered agricultural silage clamp with a capacity of up to 21,500m<sup>3</sup> 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. Moved by the Chair. Unanimously agreed. Representatives for the applicant were present at the meeting to introduce themselves and thank the Parish Council for their response. A brief update was provided including advising that they will shortly be applying for a non-material amendment to rationalise and modernise the existing layout and also for an Environment Agency waste permit and they are hoping to commence operations December 2026/January 2027. They confirmed that tractor and trailers will have the same restrictions as HGV's. Councillors were invited to visit their Three Maids plant near Winchester. They are also keen to move forward with the setting up of the Community Benefit Fund.

**1202/18**

**Mid Devon District Council – Planning Decisions**

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

Reference: 25/01453/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

**1202/19**

**Councillor Reports:**

- Cllr Grantham provided an update on a meeting he attended in Uffculme where a proposed new development of 40 houses at Chapel Hill was discussed in advance of submission of a planning application at the end of March. Cllr Grantham raised traffic and flooding concerns relating to the development. There may also be another development coming forward of 60 houses opposite the school, which was previously refused permission.
- Cllr James raised the continued flooding on the footpath outside Spearing. The Local Highways Officer is aware of the problem. The Clerk will email the County Councillor with details.
- Cllr Hutter has been chasing the repair of potholes on Meadow Park. There is no S.278 agreement so the developer does not have to repair the road. Cllr Hutter continues to pursue the much-needed road repairs along this stretch of road

**1202/20**

The meeting closed at 20.41 p.m.