



WILLAND PARISH COUNCIL

16 Tudor Grove, Cullompton, EX15 1XG

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You are invited to attend the **Annual Meeting of Willand Parish Council**, which will be held on **Thursday 14th May 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

6 May 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. Election of Chairman and signature of Declaration of Acceptance of Office of Chairman.**
- 2. Election of Vice-chairman.**
- 3. To consider an application to fill a Councillor vacancy on the Parish Council by Co-option.**

4. **To receive any apologies from Councillors and record approval of reasons for absence.**
(please make any apologies known to the Parish Clerk)
5. **Declarations of Interest - To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda.**
6. **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)
7. **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.**
8. **Parish Council Minutes - To approve and sign the minutes of the Willand Parish Council Meeting held on Thursday 9th April 2026, as a correct record.**
9. **Chairman's and Clerk's Announcements - To receive any announcements which the Chairman and Clerk may wish to make.** (For information only)
10. **To receive reports from County and District Councillors.** (For information only)
11. **To review and approve the:**
 - a) **Code of Conduct**
 - b) **Standing Orders**
 - c) **Financial Regulations**(Documents to be issued prior to the meeting)
12. **To review and agree Committees and Working Groups including membership and Terms of Reference.** (Documents to be issued prior to the meeting)
13. **To note the Willand United Charities Trustees.**
14. **To elect a Village Hall Committee representative.**
15. **To review the Asset Register Policy and the inventory of land and other assets including buildings and office equipment as at the end of the Financial Year – 31st March 2026.**
(Asset Register & Policy to be issued prior to the meeting)
16. **To review the Council's insurance.**
17. **To review and approve the following Council policies:**
 - Press & Media Policy
 - Social Media Policy
 - General Data Protection Regulations Policy
 - IT Policy

18. To review and approve the Council's employment policies and procedures:

- Health and Safety Policy
- Sickness Policy
- Grievance Policy
- Equality and Diversity Policy
- Disciplinary and Capability Policy

(Documents to be issued prior to the meeting for all policies in items 17 & 18 above)

19. To agree the time and place of ordinary meetings of the Council up to and including the next Annual Meeting of the Council:

- a) Full Council meetings on the second Thursday of each month at 7pm at Willand Village Hall, excluding August. Note: August is only if needed.
- b) Budget Meeting to be held on Thursday 17th December 2025 at 7 p.m.
- c) Annual Meeting of the Parish Council to be held within 14 days of the May 2027 local elections.
- d) Committee Meetings to be held according to the outcome of item 11 on this agenda.

20. Accounts Due for Payment and Receipts to include:

- a) To examine and agree the Summary of Receipts and Payments for 2026-2027, up to 30th April 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 2026-2027, up to 30th April 2026.
- d) To approve and sign the regular payments list for the 2026-2027 financial year.
- e) To review the Council's expenditure under s137 of the Local Government Act 1972 for the financial year 2025-2026.
- f) Annual Governance & Accountability Return (AGAR) –
 - i. to receive the Internal Auditors Report
 - ii. to agree and sign the Annual Governance Statement 2025-26
 - iii. to approve and sign the Accounting Statements 2025-26
- g) to note the submission of the AGAR to the External Auditor following this meeting and the dates for the Exercise of Public Rights as the 3rd June to the 14th July inclusive.

21. To receive a report from the Neighbourhood Plan Implementation Advisory Group and consider any proposals brought forward by the Group.

22. To consider the future of the Willand Magazine. (Clerk to circulate paper)

23. To approve an increase in the Handyman's hourly rate by 5% to £31.50 per hour.

24. To re-consider the location of the Coronation Bench following concerns raised by a local resident regarding anti-social behaviour in the proposed area.

25. To receive an update on the village planters from Cllrs Jones & Sycamore and consider any recommendations.

26. 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: 25/01638/MOUT

Proposal: Outline with all matters except access reserved for the erection of up to 170 dwellings, pedestrian and cycle facilities, associated open space and SUD's drainage

Location: Land at NGR 303878 111905 West of The B3181 Uffculme Devon

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

- i. No observations on application number 26/00159/MFUL, Construction of an earth-banked slurry lagoon, two silage clamps with associated retaining wall, yard extension, fencing and drainage, Land at NGR 298043 107664 (Honey Park Farm) Butterleigh Devon, Cullompton (Neighbouring Parish consultation).
- ii. No objection subject to the work being carried out at the appropriate time of year to avoid disturbing nesting birds and other wildlife, on application number 26/00537/CAT- Notification of intention to reduce the height of a mixed species boundary hedge by 4-5m within the Conservation Area, Land at NGR 303550 110360 Rows Orchard Willand Devon.
- iii. Application number 26/00538/FULL, Erection of a 7.9m high lighting column with 4 150 watt LED floodlights, Land at NGR 303654 111158 Former Durban Works South View Road Willand Devon EX15 2RU, comments made - Willand Parish Council has no objection to this application subject to consideration of the impact on neighbouring residential properties.
- iv. No observations on application number 26/00580/MFUL, Variation of Condition 17 of planning permission 22/02374/MFUL (Construction and operation of a solar photovoltaic (PV) farm together with associated works, equipment and infrastructure) to allow the development to commence prior to the provision of off-site highway passing places, with the works to be completed within 12 months of the development first being operational, Land at NGR 301974 110937 Dean Hill Road Willand Devon. Note - this applies to the access to Two Trees Solar Farm via Brown's Bridge Lane in Halberton Parish off the road between Willand and Halberton.

27. Mid Devon District Council – Planning Decisions

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

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 South View Estate
DECISION: Permission Granted

Reference: 26/00157/LBC
Proposal: Listed Building Consent for the replacement of 2 external doors/frames
Location: Redgates Cottage Old Jaycroft Willand
DECISION: Listed Building Consent Granted

Reference: 26/00224/TPO
Proposal 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
Location: Barnwell Jaycroft Willand
DECISION: Consent Refused

Reference: 26/00224/TPO
Proposal 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
Location: Barnwell Jaycroft Willand
DECISION: Consent Refused

Reference: 26/00272/CLP
Proposal: Certificate of lawfulness for the proposed rendering of the external brickwork
Location: 11 Elmside Willand Cullompton
DECISION: Certificate of Lawful Use Refused

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

29. Close