

**WHIMPLE PARISH COUNCIL  
MEETING AGENDA**

Monday 8 January 2024, 7pm Whimble Victory Hall

2 January 2024

You are hereby summoned to attend the Parish Council Planning Meeting to be held in the Victory Hall, Whimble on Monday 8 January 2024, 7pm to transact the following business. Members of the public are invited to attend.

**PUBLIC PARTICIPATION**

The Parish Councillors very much welcome members of the public to attend and take part in Council meetings. Please take a minute to read the agenda and raise any questions or comments you may have under the Public Participation agenda item. We will do our best to respond straight away and if we're unable to we will provide a written response as soon as possible. We are grateful for your attendance and input.

- 1. To accept Apologies for Absence**
- 2. Declarations of Interest** - Under the Localism Act 2011 (sections 26-37 and Schedule 4), members are required to declare any interests in accordance with the Council's adopted Code of Conduct. This does not preclude any later declarations. Requests for Dispensations should be made in writing to the Parish Clerk in advance of the meeting.
- 3. Public Participation**
- 4. Minutes of the previous meeting**  
To confirm and sign the minutes for the Whimble Parish Council Planning meeting held on Monday 4 December 2023.
- 5. 23/2699/FUL** – Orchard Lea, Church Road, Whimble, EX5 2TF.  
Alterations to existing annexe to create a granny annexe
- 6. 21/1688/MFUL** – Land South Of Lily Cottage, Exeter Road, Whimble Roadside Service Area (RSA), including a Petrol Filling Station (PFS) comprising of a forecourt sales building, canopy, separate HGV and Car fuel pumps and underground storage tanks and a new Class E/Sui Generis drive-thru restaurant alongside associated car, coach and HGV parking, landscaping and off-site highway works on the B3174.
- 7. Update on planning application status**  
Giving an update on the outcome of applications that have be determined by the Local Planning Authority, East Devon District Council.
- 8. Any Urgent Business**  
Any urgent items of business that cannot wait until the next meeting of the Council on 22 January 2024.

*Amy Tregellas*

**Amy Tregellas**  
**Parish Clerk & Responsible Financial Officer**  
Whimple Parish Council  
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**Draft Minutes of the Whimble Parish Council Planning Meeting  
Held on Monday 4 December 2023 at 7.00pm**

**Present:** Cllr Alan McArthur (Chair)  
Cllr Sarah Johnson  
Cllr Denise Dearden

**Also Present:** Cllr Todd Olive (East Devon District Council) and Amy Tregellas (Parish Clerk)

There were no members of the public present.

**1. Apologies for absence**

Apologies were received and accepted from Councillor Jo Yarwood.

**2. Declarations of Interest**

There were no declarations of interest.

**3. Public Participation**

There were no members of the public present.

**4. Minutes of the previous meeting**

The Council **RESOLVED** to approve the minutes of the Whimble Parish Council Planning meeting held on Monday 6 November 2023.

*Proposed Cllr Dearden; seconded Cllr Johnson*

**5. Planning application 23/2306/FUL – Wymcot, Church Road, Whimble, EX5 2TA.**

Proposed new dwelling and removal of existing garage and formation of new car standing space [previously submitted under 23/0804/FUL].

Discussion took place around:

- The proposed development being over-development due to the scale of the development and no garden being left
- The accessibility of the site, as it would bring construction traffic in and out of the village.
- No landscaping plan
- The need for the local planning authority to be mindful to the comments of the neighbours.

The Council **RESOLVED** that it objects to this application on the grounds of over-development, access to the site, there being no landscaping plan and objection from the neighbours.

*Proposed Cllr Dearden; seconded Cllr Johnson*

**6. Planning application 23/2443/FUL – Appletree Cottage, Hand and Pen Lane, Whimble, EX52PX**

Two storey side extension and single storey rear extension re-submission, [previously submitted under 23/1798/FUL].

Discussion took place around:

- The application not being massively different to the previous application
- The need for the local planning authority to take into account any objections from neighbours

The Council **RESOLVED** that it has no objection to this application.

*Proposed Cllr Dearden; seconded Cllr McArthur*

## **7. Update on Planning application status**

The Clerk updated the Council on changes to planning application status since the last update:

- Application 23/1834/FUL – Burnthouse Cottages, Street Raleigh, Whimble, EX5 2PP. Reconstruction of 3no. cottages after devastating fire, to include new first floor extension on Thatch End. EDDC have approved this application with conditions.

## **8. Correspondence**

- a) The Council considered the Neighbourhood Planning and Local Plan update survey, which has a deadline of Friday 15 December. It was confirmed that as Whimble doesn't yet have an adopted Neighbourhood Plan that section 4 of the survey was the appropriate one to complete.

The Council's response to the survey, is, as follows:

Question 1a) Actively working towards our first neighbourhood plan

Question 1b) Consultation within 6 months.

Question 1c) Progressing our first neighbourhood plan to adoption; expecting to submit the plan before the new local plan is adopted.

Question 1d) Currently editing and finalising the draft plan, with the finalised version to be ready for consultation by the end January 2024 at the latest.

Question 2a) Very likely that the neighbourhood plan will seek to allocate sites for development, specifically housing/residential use only.

Question 2b) Feedback from local residents is that they would support small scale, small clusters of residential development as they want housing for local people.

Question 2c) Agree to points relating to uncertainty about the new Local Plan, Volunteer time available, and conflicting views over how the area should develop. Neutral for points relating to in-house staff time available to support, level of knowledge/skills/planning expertise, and uncertainty of need for/benefits of preparing a Plan (or updated Plan). Disagree with the points relating to access to funding and/or paid-for support, pending planning applications/proposals, and level/type of support available from the District Council

Question 2d) Other barrier/issue is due to the way that EDDC have behaved historically with regard to Cranbrook and boundaries.

Question 2e): scale of 1 to 5 – 1 is not at all confident, 5 if fully confident

- setting up a Steering Group to lead plan preparation – score 5
- undertaking local community engagement and consultations – score 5
- applying for grant funding – score 5
- gathering supporting evidence and information – score 5
- undertaking work towards making site allocations – score 3
- drafting planning policies – score 3
- Writing the Plan and supporting documents – score 3
- Identifying and securing external technical support, as needed – score 5
- Dealing with conflicting views on how the area should develop – score 3

Question 2f) nothing to add

Question 2g) the council considers the following topics/themes to be of most interest/relevance in the local area:

- Development briefs or masterplans for individual sites
- Policies/proposals to secure new housing of any kind (including affordable or self-build homes)
- New or improved community facilities, including recreational space
- Policies/proposals to help development support delivery of local infrastructure improvements e.g. to footpath links
- Identifying and designating areas of green/open spaces for protection e.g. 'Local Green Spaces'
- Use of a Neighbourhood Development Order (to grant planning permission for a particular development you wish to enable)

Question 2h) Residents have given a clear view that they want to see small scale development to enable local people to stay in the village. Safe footpaths is also a local priority.

Question 3a) Angela in planning has been very helpful throughout the process

Question 3b) The support received from Angela has included assisting with information and the provision of maps. She has also attended meetings.

Question 3c) The only other comment to make is that in the past Whimple Parish Council has approached EDDC with a plan for Church Road which would have given housing and safe off road access but this was turned down by EDDC.

## **9. Any Urgent Business**

- a) Cyber Resilience – the Council is to sign up to the Cyber Resilience Framework, information to be sent to the Clerk by Cllr Denise Dearden

- b) Following the comments from Mr Lawrence on social media regarding flooding, the Council asked the Clerk to post information on social media and include in the article for Whimble News about the best way to contact the council and who to contact in terms of East Devon District Council and Devon County Council for specific services or information
- c) Footpaths – issues have been reported to Devon County Council and Cllr Olive confirmed that he had also written to the Public Rights of Way team, and that the footpath was due to be inspected by 27 November 2023.
- d) Street lighting – two street lights are out in the area between Elizabeth Avenue and Town Lane.
- e) The Council **RESOLVED** to approve a payment of £25 to the Royal British Legion for the Remembrance Day wreath. This will go to Council in the December schedule of payments on 18 December 2023.

**The meeting closed at 8.05pm.**

