

**Minutes of the Whimble Parish Council Planning Meeting  
Held on Monday 8 January 2024 at 7.00pm**

**Present:** Cllr Sarah Johnson (Chair)  
Cllr Denise Dearden  
Cllr Jo Yarwood

**Also Present:** Amy Tregellas (Parish Clerk)

There were no members of the public present.

**1. Apologies for absence**

Apologies were received and accepted from Councillor Alan McArthur. East Devon District Councillor, Todd Olive also sent his apologies.

**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 4 December 2023.

*Proposed Cllr Dearden; seconded Cllr Johnson*

**5. Planning application 23/2699/FUL – Orchard Lea, Church Road, Whimble, EX5 2TF.**

Alterations to existing annexe to create a granny annexe.

Discussion took place around:

- The proposed development does not appear to be overlooking the neighbours.
- This is a substantial increase to what is there currently.
- The application sets out that this is for the applicants parents.
- There will be a separate driveway to the annexe.

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

*Proposed Cllr Yarwood; seconded Cllr Johnson*

**6. Planning application 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.

The Council considered the amended landscape plans, proposed site layout and photographs. It was noted that the entrance to the development has moved further away from the dual carriageway and that fencing is to be erected.

Discussion took place around:

- Whether there could be a greater provision of electric charging points
- Whether measures need to be put into place to minimise nighttime light pollution
- The need for adequate rubbish bins and that the businesses should pay for or contribute to the cost of emptying them.
- Whether a more eco friendly food shop could be considered which supports local businesses and supplier – e.g. a farm shop based on the model of the Gloucester T-Bay services.
- As a greater number of vehicles including HGV vehicles will use the road, the road condition should be regularly monitored and repaired as appropriate. The businesses should contribute to any road repairs.
- So far there are 5 objections from members of the public, which East Devon District Council (EDDC) should take into consideration.
- Every effort should be made to reduce the impact on local flora and fauna.

As the site itself already has planning permission, the Council **RESOLVED** that it has no objection to this application, but request that EDDC take into consideration the points listed above in relation to the site content.

*Proposed Cllr Dearden; seconded Cllr Johnson*

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

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

- Application 23/1729/FUL Hand and Pen Garage, London Road, Whimple, EX5 2FX Construction of a replacement dwelling in pursuant to planning approval 22/2834/FUL (conversion of workshop to residential dwelling and creation of a new access) – approved with conditions.
- Application 23/2137/TRE 11 Strete Raleigh House London Road, Strete Raleigh Whimple, EX5 2PT Ash A1 - pollard to rejuvenate because of ash die back. Rowan R1 - dead, to be removed. Trees T1 to T16 (mainly oak and sweet chestnut) and T17 to T25 (mainly cherry and birch) - crown raise to highways height 5.2m to prevent damage from high sided vehicles – approved with conditions.
- Application 23/2150/FUL Cotley House, Woodhayes Lane, Whimple, EX5 2QR Replacement of a glazed veranda with large garden room – approved.

## **8. Correspondence**

- a) Lomas Seat. Following a response from the Heritage Centre, Cllr Johnson confirmed that a number of quotes had already been obtained for the works that need to be completed. The Council asked the Clerk to look for the

previous quotes and to add the item to the agenda for the Council meeting on Monday 22 January 2024.

- b) Mr Lawrence correspondence. Following the Council meeting on Monday 18 December 2023, the Clerk wrote to Mr Lawrence. Mr Lawrence has since responded and the Council agreed to write to Mr Lawrence again providing the opinion provided by the expert.

## **9. Any Urgent Business**

- a) Neighbourhood Plan – as there have been meetings taking place, an update will go forward to the Council meeting on Monday 22 January 2024.
- b) During the recent storm, the tree that blew over and damaged the footpath has been reported and Devon County Council will assess the damage once the tree has been removed.
- c) The noticeboard is to be lowered in order to make it easier for agendas and minutes to be put on it, and so that it is easier for members of the public to read the information.
- d) Earmarked reserves and general reserves is to be added to the Council meeting agenda for Monday 22 January 2024.

**The meeting closed at 7.38pm.**