

WHIMPLE PARISH COUNCIL
DRAFT MINUTES OF THE PARISH COUNCIL MEETING HELD ON
MONDAY 18 MARCH 2024, 7pm

Present: Cllr A McArthur (Chair)
Cllr D Dearden
Cllr J Yarwood
Cllr T Olive

Also present: Amy Tregellas (Parish Clerk)

There were no members of the public present.

137. Apologies for absence

There were no apologies.

138. Declarations of Interest

No declarations of interest were made.

139. Public Participation

There were no members of the public present

140. Minutes of the previous meeting of Whimble Parish Council

The Council **RESOLVED** to approve the minutes of the Whimble Parish Council meeting held on Monday 19 February 2024.

(proposed by Cllr McArthur; seconded by Cllr Dearden)

141. District and County Councillor Reports:

i) East Devon District Councillor

Cllr Olive provided the following update:

- EDDC Council have now confirmed that the Council Tax rate will be increasing by £5 for the 2024/25 tax year, resulting in a Band D charge of £166.78. EDDC's budget is fully balanced, with no requirement to draw on reserves
- EDDC has allocated additional budgets to fund new posts in Asset Management and the Housing Task Force. The asset management role is to support the development of an Asset Management Strategy to help review and rationalize the Council's land and buildings portfolios. The role in the Housing Task Force will focus on ongoing work to bring the EDDC Housing Stock and Service back up to the appropriate standards.
- EDDC Council voted that it has no confidence in South West Water with regards to the state of the sewage network and failings of South West Water
- A new 'Advisory Steering Group' consisting of senior Cabinet Members, Members of the Strategic Planning Committee and Cllr Olive is being convened to meet fortnightly to focus on the Green Wedge Policy and ongoing progress with the Local Plan.

ii) Devon County Councillor

Cllr Chubb was not in attendance and had not sent a report.

142. Environment & Community

i) To receive an update re the proposed footbridge

No update at this time.

ii) To receive an update re the Community Speed Watch initiative

The Clerk confirmed that the Council article in the next edition of the Whimble News included information about the Community Speedwatch initiative, including a request for volunteers.

iii) To receive an update on S106 Town Lane play equipment

Cllr Dearden confirmed that she has nearly completed the unpicking of the exact amount of funding that is available for the Town Lane Play Equipment, and whether the Community Infrastructure Levy and/or Section 106 contributions are held by EDDC.

iv) To consider any other arising environment and community issues

- Potholes – councillors commented that there were a number of potholes that need to be repaired in the village. The repairs will be carried out when the weather improves. The Council asked the Clerk to liaise with Devon County Council Highways to arrange Chapter 8 training for Councillors.
- Flooding of the Square. The Clerk confirmed that the local resident had been in touch to request a meeting with the Councillors. A meeting will now be scheduled. The local resident had stated that the recent rain had caused the river to overflow causing raw sewage to flow down through the Square. Councillors asked the Clerk to go back to the local resident to ask for the date this happened so that it can be raised with the Environment Agency and South West Water.

143. Neighbourhood Plan

Councillors confirmed that work is continuing on the Neighbourhood Plan. Cllr Olive confirmed that officers at EDDC had confirmed that the Housing Needs survey would be going out in the week commencing 24 March 2024. Cllr Olive also updated that he had included information on this in his update in the next edition of the Whimble News. The Council asked the Clerk to add this to the website and on Facebook when it has been confirmed that the survey has gone out to local residents.

144. Allotments

i) To receive an update regarding allotments

Nothing to update on at this time.

145. Planning

To consider Planning Applications

i) Planning application 24/0217/FUL – 1 Pithayes Cottages, Church Road, Whimble, EX5 2TG; Construction of Detached Double Garage, with workshop and gym/storage on first floor.

Discussion took place around:

- The development being part of the Pithayes Farm complex
- The building would be adjacent to another building
- Materials would include clay tiles and black timber effect cladding
- There was very little information and detail on the plans on the EDDC website
- This is off road and not overlooking
- The Council doesn't object to a garage being build but there was concern regarding the scale and size of the proposed garage

- It would be built in the green wedge

The Council **RESOLVED** that the following comments be given to the local planning authority 'Whimble Parish Council does not object in principle to a garage. However, this development is not just a garage and the scale is significant in size. Also the location of the development means that the garage would be built in the green wedge. Therefore, the Council cannot support the application and objects to it.

(Proposed Cllr Yarwood; seconded Cllr Dearden)

146. Finance

i) To approve the summary receipts and payments for 2023/24 to 29 February 2024

The Council **RESOLVED** to approve the summary of receipts and payments to 29 February 2024

(Proposed Cllr McArthur; seconded Cllr Dearden)

ii) To approve the Unity bank reconciliation as at the end February 2024

The Council **RESOLVED** to approve the Unity Bank reconciliation to end February 2024

(Proposed Cllr McArthur; seconded Cllr Dearden)

iii) To approve the Santander bank reconciliations as at the end February 2024

The Council **RESOLVED** to approve the Santander Bank reconciliation to end February 2024

(Proposed Cllr McArthur; seconded Cllr Dearden)

iv) To approve the scheduled of payments for March 2024 totalling £1,026.61, which included payments for:

Whimble Victory Hall hire; February 2024 = £12.50

Billy Bloomfield Handyman work to heighten mirror at Old Post Office = £50

Clerk salary; March 2024 = £751.32

HMRC PAYE and Employers National Insurance contributions = £212.79

The Council **RESOLVED** to approve the schedule of payments for February 2024.

(proposed Cllr McArthur; seconded Cllr Dearden)

v) To review the Budget Monitoring Report as at end February 2024

The Council **RESOLVED** to note the budget monitoring report as at end February 2024.

(Proposed by Cllr McArthur; seconded by Cllr Dearden)

147. Grounds Maintenance Contract

The Council asked the Clerk to liaise with the current contractor to ensure that the schedule of works for 2024/25 are carried out.

148. Lomas Seat

The Clerk confirmed that she had liaised with the Historic Society and gone through the available audit trail from minutes dating back to 2021. Previous minutes had shown that the Council had previously appointed a contractor to fix the Lomas Seat but this had fallen through. At the Whimble Parish Council meeting on 8 May 2022, the Council had resolved to remove the existing Lomas seat due to the costs of repairing it, and to see if the Heritage Centre can make anything from the wood. The Parish Council also resolved to put a replacement bench within the village to be named the Lomas Seat.

The Council **RESOLVED** not to take any further action in respect of the Loams Seat. If the Heritage Centre wish to repair it, they can approach the Council for a donation of up to £1,000.

149. Correspondence

The Council considered the following correspondence:

- i) An email from Victoria Robinson, EDDC regarding food banks and pantries in the local area.
- ii) An email from EDDC regarding the Clyst Honiton Neighbourhood Plan being out for consultation.

150. Annual Parish Meeting

The Clerk confirmed that legally the Annual Parish Meeting must be held between 1 March and 1 June.

The Council **RESOLVED** to hold the Whimple Annual Parish Meeting on Monday 20 May 2024, at 6pm. The Annual Council meeting will commence upon the rising of the Annual Parish Meeting or at 7pm.

(Moved by Cllr McArthur; seconded by Cllr Olive)

151. Chair's Business

The following item of business was raised:

- i) The fallen tree that was reported some weeks ago, has not yet been dealt with. The Council asked Cllr Olive to chase this up again with the appropriate officers at DDC.

The meeting closed at 8.25pm

The next Planning Meeting will be held on Tuesday 2 April 2024 (as the Monday is a Bank Holiday) * *A planning meeting will be cancelled if no new planning applications are received by the Tuesday prior to the planning meeting date.* The next Parish Council meeting will be held on Monday 15 April 2024.

**Draft 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.

Agenda Item 9iii - Update on Planning Applications status

This update provides information on the status of planning applications that Whimble Parish Council have been consulted on by East Devon District Council (EDDC) as the Local Planning Authority.

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
22/0406/MOUT Land At Cobdens North Of London Road East Of Cranbrook Outline planning application for up to 1,435 new residential dwellings, a neighbourhood centre with a maximum of 750 sqm gross ground floor space (use classes E and sui generis (Hot food takeaways and pubs/bars)), a three form entry Primary School (use class F1) with associated nursery provision (use class E) and community room (Use class F2), a 50 place Special Educational Needs School (Use Class F1), public open space, allotments, Suitable Alternative Natural Green Space, drainage basins, landscaping, place of worship (Use class F1), parsonage, cemetery, 10 serviced pitches for gypsies and travellers, demolition of 4no. barns, and associated infrastructure with all matters reserved except for principal vehicular access off London Road to the south, connection to Phase 1 to the west, and vehicular access to the serviced pitches for gypsies and travellers off London Road to the south east	23 January 2023	The Parish Council feels that consideration needs to be given to inputting fast charging electric car points and fibre broadband.	Decision pending

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>19/0620/MOUT Cranbrook expansion Zone West, Large Site, Station Road, Broadclyst Outline planning application with all matters reserved except access to the existing highway network for the expansion of Cranbrook comprising up to 870 residential dwellings; C2 residential institutions; one primary school (Use Class F1) with early years provision (Class F1/E); mixed use area including Use Classes C3 (Residential), E (Commercial Business and Service Uses), F1 (Learning and Non-residential institutions), F2 (Local Community Uses), and Sui Generis (hot food takeaways, pubs/bars) (Class E and Sui Generis uses to comprise up to 1,500 sq metres gross); recreation facilities and children's play; green infrastructure (including open space and Suitable Alternative Natural Greenspace (SANGS)); access from former A30, Station Road and Burrough Fields and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses.</p>	<p>23 January 2023</p>	<p>The Parish Council feels that consideration needs to be given to inputting fast charging electric car points and fibre broadband.</p>	<p>Decision pending</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>14/2945/MOUT Farlands London Road Whimble Exeter EX5 2PJ Development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved except access and accompanying Environmental Statement)</p>	<p>22 May 2023</p>	<p>The council had no objection to the amended plans.</p>	<p>Decision pending</p>
<p>23/1163/FUL & 23/1164/LBC Perriton Barn, Talaton Road, Whimble, EX5 2QY Proposal for the refurbishment of dilapidated outbuildings for use as workshops.</p>	<p>7 August 2023</p>	<p>The council had no objections to these applications.</p>	<p>Decision pending</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>23/1333/FUL Perky Pool Cottage, Talaton Road, Whimble, EX5 2QZ Proposed side extension to garage, formation of covered bin store, replacement external stairs, formation of two dormer windows on the front elevation and flat roof dormer on the rear elevation to facilitate the formation of an en-suite bathroom in the garage loft space.</p>	<p>4 September 2023</p>	<p>The Council notes that the applicant intends to make substantial alterations with appropriate materials and the development will be limited to family use. However, this is within the setting of a Grade 2 listed building and the development proposed is substantial. We would expect to see a report from the EDDC conservation team in relation to this application. The council requests that, if approval is given, that a condition be added that its use is ancillary to the main dwelling.</p>	<p>Refusal (appeal lodged).</p> <p><i>'Works would alter the form, bulk and appearance of existing garage such that it would compete with the scale of the listed building and compromise an overly complex and brash intrusion into its visual setting.'</i></p>
<p>23/1732/FUL Larkbeare Court, Holly Ball Lane, Whimble, EX5 2QX Extension to cattle shed and creation of approach ramps.</p>	<p>4 September 2023</p>	<p>The council had no objection to this application.</p>	<p>Approved</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>23/2443/FUL Appletree Cottage, Hand and Pen Lane, Whimble, EX5 2PX Two storey side extension and single storey rear extension re-submission, [previously submitted under 23/1798/FUL]</p>	<p>4 December 2023</p>	<p>The council had no objection to this application.</p>	<p>Approval with conditions</p>
<p>23/2699/FUL – Orchard Lea, Church Road, Whimble, EX5 2TF. Alterations to existing annexe to create a granny annexe</p>	<p>8 January 2024</p>	<p>The council had no objection to this application.</p>	<p>Approval with conditions</p>
<p>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.</p>	<p>Considered again on 8 January 2024</p>	<p>As the site itself already has planning permission, the Council resolved that it had no objection to this application, but requested that EDDC take into consideration a number of points relating to the site content.</p>	<p>Approval with conditions</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
23/2709/FUL & 23/2710/LBC – Jessamine Cottage The Green, Whimble, EX5 2TY Raising height of both chimneys by four courses of brickwork and the provision of a 600mm high, clay chimney pot for each chimney.	22 January 2024	The council had no objection to these applications.	Approval with conditions
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]	Considered again on 22 January 2024	The Council objected to this application on the grounds of Over-development - it is a big property in a small area. The plans are not clear as to what the size of the proposed development is. Increased traffic on the existing lane, especially during the construction period Overlooking other properties in the vicinity The proposed turning area and parking on the plans does not look big enough to accommodate both parking spaces and a turning area.	Approval with conditions

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>23/2248/LBC – 1 Rose Cottages, Church Road, Whimble, EX5 2SY. Replace lintel on south east ground floor window plus additional lintels if identified during course of work; replace all ceilings at first floor; remove and re-render east and west elevations; south elevation left exposed masonry; remove southern bolt on chimney; replaster internal walls at ground floor and repairs to purlins on projecting from southern gable wall plus addition roof work identified during course of work.</p>	<p>19 February 2024</p>	<p>The Council had no objection to the majority of these works being carried out, other than the chimney being removed and replaced with a steel flue, as it is totally out of keeping with the listed building and Conservation Area.</p>	<p>Approval with conditions</p>
<p>24/0217/FUL – 1 Pithayes Cottages, Church Road, Whimble, EX5 2TG. Construction of Detached Double Garage, with workshop and gym/storage on first floor.</p>	<p>18 March 2024</p>	<p>‘Whimble Parish Council does not object in principle to a garage. However, this is not just a garage and the scale is significant in size. Also the location of the development means that the garage would be built in the green wedge. Therefore, the Council cannot support the application and objects to it.</p>	<p>Decision pending</p>