

Minutes of the Whimble Parish Council Planning Meeting Held on Monday 3 February 2025 at 7.00pm

Present: Cllr Denise Dearden (Chair)
Cllr Todd Olive
Cllr Richard Lawrence

Also Present: Amy Tregellas (Parish Clerk)

There were 3 members of the public present.

1. Apologies for absence

Apologies were received and accepted from Cllrs McArthur and Yarwood.

2. Declarations of Interest

There were no declarations of interest

3. Public Participation

None of the members of the public present wished to speak during public participation. They advised that they were in attendance for agenda item 6 – the Yellands Farm application, and to answer any questions the councillors might have when considering the application.

4. Minutes of the previous meeting

The Council **RESOLVED** to approve the minutes of the Whimble Parish Council Planning Meeting held on Monday 6 January 2025.

(proposed by Cllr Dearden; seconded by Cllr Olive)

Cllr Dearden, in agreement with the other councillors, confirmed that agenda item 6 would be taken before agenda item 5.

5. 25/0085/PDQ – Yellands Farm, Holly Ball Lane, Whimble EX5 2QX

Prior approval application for conversion of 1 agricultural buildings including associated works to form 1 dwelling (C3 use) under Class Q of the Town and Country Planning (GPD) (England) order 2015 (as amended).

Note from EDDC: Please note that this is not a planning application. The presumption is that this development can proceed without requiring planning permission unless we object on grounds of:

- a) transport and highways impacts of the development,*
- b) noise impacts of the development,*
- c) contamination risks on the site,*
- d) flooding risks on the site,*
- e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,*
- f) the design or external appearance of the building*
- g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.*

If the planning application is not within your Parish, you are then being consulted as an Adjoining Parish.

Discussion took place around:

- This application being for the conversion of an existing redundant barn into a dwelling.
- No looking to extend the existing building
- Detached from other farm buildings and not surrounded or in the vicinity of neighbours or other properties (outside of Yelland Farm)

- Has access to the public highway and existing vehicular access to be utilised
- Located in flood zone 1 – an area with low probability of flooding
- No objections from members of the public

The Council **RESOLVED** that it had no objection to the application.
(*moved Cllr Lawrence; seconded Cllr Dearden*)

6. **24/2512/FUL – Hindcott, Bramley Gardens, Whimble EX5 2SJ**

New ancillary outbuilding.

Discussion took place around:

- This being a proposal for a single storey outbuilding with a vaulted ceiling, containing an ancillary office and gym with mezzanine storage atop the internally enclosed office space.
- The existing outbuilding would be maintained as it, and joined to the new ancillary outbuilding through the rear wall.
- Construction would include a re-built boundary wall between the site and northwest neighbour.
- Would be constructed with brick walls and slate roof.
- There would be no changes to the existing pedestrian and vehicular access.
- The applicant states that the rainwater drainage is to be connected to the existing surface water drainage.
- One comment from neighbour Mr Williams who objects to the application on the grounds of:
 - the height of the proposal – increase in height from 2.6m high to 4.29m.
 - loss of light due to proximity – the window of his bungalow is 4.8m from the existing cob wall so the proposal will result in a loss of light.
 - roof overhang – the gutter of the proposed roof will overhang his property and will enable water shed.
- The lack of material planning issues to enable the council to object to the application.

The Council **RESOLVED** that it had no objection to the application.
(*moved Cllr Olive; seconded Cllr Dearden*)

7. **Update on planning application status**

The councillors noted the update on application status, and the following change has occurred since the last update (following updates from EDDC as the Local Planning Authority):

24/2645/TCA - Brook House, The Square, Whimble, EX5 2SP.

T1: Beech - canopy reduction by a maximum of 1.2m all-round. No more than 30% of the foliage will be removed.

T2: Cypress - reduce the height by maximum of 2.4m. A single cut to the main stem.

Approved by EDDC

8. **Correspondence**

The following correspondence was considered.

- Email from EDDC regarding the Local Plan Consultation launch webinar on Thursday 6 February 2025 at 7pm. Cllr Dearden confirmed that she would liaise with EDDC to book a place on the webinar.
- Email from EDDC regarding the Clyst St Mary and Sowton Neighbourhood Plan consultation. Councillors decided that as this Plan is sufficiently far away from Whimble to have any impact that they would not comment on it.
- Email from the Emergency Planning Officer at EDDC regarding Axe Valley Community Flood Resilience public drop in session on Tuesday 25 February between 6pm and 8pm at Axminster Guildhall. Councillors decided that as Whimble is not impacted by the River Axe that the drop in session would not be attended.

- Email from EDDC regarding a Tree Preservation Order that has been made – reference 24/0006/TPO for Land North of The Grange Cottages, Gribble Lane, Rockbeare.

9. Any Urgent Business

There were a number of items of urgent business:

- The Clerk confirmed that she had received a response from Savills regarding the Grove Road Allotments rent review charge. Exeter Diocese have now proposed that the rent is increased from £300 to £345, rather than £390.

The Council **RESOLVED** to agree to the increase in rent charge of £345.

(moved Cllr Lawrence; seconded Cllr Dearden)

The Clerk confirmed that she would ask Savills to send across a revised invoice which (providing it is received in time) would be included in the schedule of payments at the meeting on Monday 17 February 2025.

- Community Speed Watch initiative - Cllr Lawrence confirmed that he had registered as the Community Speed Watch Co-ordinator and would now log the other volunteers on the system. The Clerk confirmed that she would send Cllr Lawrence the list of volunteers.
- Fitness equipment in the Parish Field - it was confirmed that one quote had been received, and a further quote was to be received in the next few days. To be considered at the meeting on Monday 17 February 2025.
- Lomas Seat – Cllr Lawrence had liaised with Mr G Delves to obtain an updated quote and the Clerk confirmed that she had asked Mr D Withers for an update quote for new brackets. Once received, a report will come back to the Council for consideration. Cllr Lawrence advised that the Heritage Centre were able to offer £200 towards the repairs.
- Car Park in The Square – councillors discussed issues with the parking spaces and overgrown brambles meaning that some of them cannot be easily used. Councillors asked the Clerk to contact the Young Farmers to see if they would be interested in cutting back the brambles in the car park for a donation.
- Football goal mouth/post – Cllr Lawrence confirmed that he had spoken to the chair of Whimple Football Club and they were agreeable to the installation of a goal mouth/posts. Councillors asked the Clerk to liaise with Ms Silk from WACY to update her on the situation and to put her in touch with the Football Club.
- Storm issues – councillors discussed the issues raised by Cllr Lawrence regarding branches from trees in The Square falling and hitting cars in the recent stormy weather. This relates to 7 trees in The Square that are as high as the Church Tower. Cllr Lawrence confirmed that he was meeting with a potential contractor to get a quote. The Clerk confirmed that Procurement regulations required the Council to use best endeavours to get at least three quotes, wherever possible.

Discussion took place regarding the need for a village maintenance plan to identify areas for maintenance, which needs to be fully costed, and land ownership rights identified before the plan comes forward to the council for consideration.

The meeting closed at 7.31 pm.

Chair:

Date: