

# **Minutes of the Whimble Parish Council Planning Meeting Held on Monday 6 October 2025 at 7.00pm**

**Present:** Cllr Denise Dearden (Chair)  
Cllr Sarah Johnson  
Cllr Lynda Patrick  
Cllr Angela Trimblett  
Cllr Becky Venton  
Cllr Todd Olive

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

There were no members of the public present.

## **1. Apologies for absence**

Apologies were received and accepted from Cllr Yarwood.  
Cllr Olive was late to the meeting arriving at 7.21pm.

## **2. Declarations of Interest**

Cllr Dearden declared a personal interest in agenda item 6 – 25/1928/FUL Land lying to the south of Rull Barton, Rull Lane, Whimble. Cllr Dearden confirmed that the application relates to a neighbouring property, and as a result of that she would not be voting on this item.

## **3. Public Participation**

No members of the public were present.

## **4. Minutes of the previous meeting**

The Council **RESOLVED** to approve the minutes of the Whimble Parish Council Planning Meeting held on Monday 2 June 2025.

*(proposed by Cllr Dearden; seconded by Cllr Johnson)*

## **5. 25/1020/FUL – Land at Bogmoor Lane, Knowle Cross Lane, Whimble.**

Conversion of agricultural barn to single dwelling and change of use of agricultural land to residential curtilage; erection of detached garage with garden store.

Discussion took place around:

- The development relating to an isolated property
- Problems with narrow roads for construction traffic
- No comments from the public or statutory consultees
- No reason to reject the application from a material planning perspective

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

*(moved Cllr Dearden; seconded Cllr Johnson)*

## **6. 25/1928/FUL – Land lying to the South of Rull Barton, Rull Lane, Whimble**

Proposed demolition of existing barn with replacement dwelling and garage (following Class Q Prior Approval for proposed change of use from agricultural barn to one dwelling house ref: 24/1518/VAR).

Cllr Dearden confirmed that she has a personal interest due to this application relating to a neighbouring property and would not be voting on the application.

Cllr Olive arrived at 7.21pm.

Discussion took place around:

- Traffic issues due to this area being small narrow, boggy roads. Construction traffic likely to come through the village
- Whether it was outside of the development boundary
- A previous application had been refused by East Devon District Council due to the increased footprint, height, bulk and massing would have a harmful impact on the rural character and appearance of the area beyond that which could be achieved through the modest conversion of the existing building under the Class Q Prior Approval.
- The current plans appear to have the same footprint as the barn but the proposal is to move the site slightly.
- There is planning prior approval in place

The Council **RESOLVED** that it has no material planning grounds to object due to planning prior approval.

*(moved Cllr Johnson; seconded Cllr Olive)*

#### **7. 25/1939/FUL – Jasmine Cottage, Whimble, Exeter, EX5 2NT**

Demolish existing sunroom and front porch; new front porch, single storey extension and lean-to link on west elevation; fenestration alterations, remove cement render and replace with lime render; replace car port and alter vehicle access to bell-mouth entrance.

#### **8. 25/1940/LBC - Jasmine Cottage, Whimble, Exeter, EX5 2NT**

Demolish existing sunroom and front porch; new front porch, single storey extension and lean-to link on west elevation; fenestration alterations, remove cement render and replace with lime render; replace car port and alter vehicle access to bell-mouth entrance; internal room layout changes and replace staircase.

The Council considered applications 25/1939/FUL and 25/1940/LBC at the same time.

Discussion took place around:

- The scale of increase in the development being circa 33%
- The development being incongruous given the scale of the existing building and material impact on the heritage asset.
- No comments from the public or statutory consultees
- There being no problem with the proposals to change the access as it was felt that this would improve vehicular and pedestrian safety

The Council **RESOLVED** that it objects to this application due to the development being incongruous given the scale of the existing building and material impact on the heritage asset. The Council supports the proposed changes to access which would improve vehicular and public safety.

*(moved Cllr Olive; seconded Cllr Trimblett).*

#### **9. 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):

**24/2379/LBC – Dince Hill House, 30 Grove Road, Whimble, EX5 2TP.** Single storey side extension, now without solar panels, first floor side extension and erection of replacement detached double garage (previously approved with solar panels under application 22/2505/LBC)

*Approved*

**25/0416/PDQ – Knowle Farm, Broadclyst Road, Whimble, EX5 2NT.** 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).

*Decided. PDQA Prior Approval granted*

**25/0661/PDQ - Hitts Farm Lilypond Lane Whimble Exeter EX5 2QP.** Prior notification for the proposed change of use of an existing agricultural building to one dwelling under Class Q (a and b)

*Approved – prior approval granted*

**25/0733/PDQ - Barn At Rull Lane Whimble.** Prior approval (Class Q) for a change of use of an agricultural building to 2no. dwellinghouses (Use Class C3)

*Refused. Prior approval refused.*

*Prior notification is not considered permitted development and is therefore refused. EDDC are not satisfied that it has been demonstrated that the buildings could be converted without significant new building operations.*

#### **Land South of Lily Cottage, Exeter Road, Whimble**

**21/2430/ADV** – Installation of 12 fascia signs and 8 projecting signs

**21/2429/ADV** – Installation of a freestanding totem sign

**21/2428/ADV** – Installation of 4 freestanding signs, 2 banner units and 21 dot signs

**21/2427/ADV** – Installation of 6 fascia signs, 3 booth lettering signs and 1 x 15 inch digital booth screen

*All four applications approved*

**25/0898/FUL – The Cottage, Church Road, Whimble EX5 2TB.** Proposed partial demolition of existing garage, conversion of outbuilding, with both incorporated into a single storey infill extension with additional covered deck.

*Approved*

**25/1066/AGR – Larkbeare Court, Holly Ball Lane, Whimble, EX5 2QX.** Prior approval for a dual pitch portal framed extension and a portal framed mono-pitch extension

*Decided – prior approval not required*

**25/0996/FUL – Gledhow, Hand and Pen Lane, Whimble, EX5 2PX.** Construction of detached double garage (partially retrospective)

*Refused on the grounds of the application being out of keeping with the locality. Considered to have a harmful impact on the character and appearance of the street scene. EDDC are serving an enforcement notice to remove the partially constructed garage and restoration of the land.*

*The applicants have appealed and currently going through the process.*

**25/1199/FUL - 5 Dince Hill Close, Whimble, Exeter, EX5 2TE.** Single storey rear, side and front extensions

*Approved*

#### **10. Parish Council Car Park works**

Councillors considered the proposal from the Whimble and Broadclyst Young Farmers for clearing the Parish Council Car Park.

Discussion took place around:

- The Young Farmers offered to do the works for £400 which would be split between their two charities. They would provide the tools and carry out the works as well as clearing away the rubbish
- Insurance and the need to check that the appropriate public liability insurance is in place

The Council **RESOLVED** to approve the Whimble and Broadclyst Young Farmers carrying out the works to the Parish Council Car Park subject to checking that the appropriate insurance coverage is in place.

*(moved Cllr Venton; seconded Cllr Johnson)*

## **11. Parish Field Planting Proposal**

Councillors considered the Parish Field planting proposal following Cllrs Trimblett, Patrick and Venton having had discussions with Mr and Mrs Goodman.

Discussion took place around:

- The need to establish where the boundary is in terms of the Parish Field and Mr & Mrs Goodman's property and to carry out a Land Registry search to ascertain this information
- As the Parish Field is a Parish Council asset, that the Parish Council needs to carry out any works and planting in the Parish Field.
- More time needs to be taken to consider what should go into the Parish Field to ensure that it is in keeping with the rest of the Parish Field and is pet and child friendly
- That this is a project for Spring 2026 due to the winter months approaching and possible inclement weather not being conducive to any planting carried out before then
- That the Clerk be asked to write to Mr & Mrs Goodman to keep them updated and to confirm that the Council does not give permission to carry out any works or planting at the current time, and until further notice.

The Council **RESOLVED** that:

1. A Land Registry search is carried out to try to resolve the exact location of the boundary between the Parish Field and Mr & Mrs Goodman's property.
2. The Clerk write to Mr & Mrs Goodman to provide them with an update and to confirm the Council's position (i.e. that further information needs to be gathered and permission is not granted to carry out any works or planting at the current time, and until further notice).

*(moved Cllr Venton; seconded Cllr Dearden)*

## **12. Cranbrook Community Governance Review**

Councillors considered the Council's response to the Cranbrook Community Governance Review Consultation.

Discussion took place around:

- Area D on the Cranbrook Community Governance Review (CGR) Map which related to the Whimble Parish area.
- The proposed Cranbrook CGR boundary will match the boundary in the Cranbrook Plan
- There are no dwellings in this area that would be impacted
- The nearest properties to the proposed revised boundary would remain in the Whimble Parish Area and sit under Whimble in terms of the Parish Council precept.
- The people of Whimble want green space between Whimble and Cranbrook. The Cranbrook CGR proposal actually gives greater protection to the green space due to the Suitable Alternative Natural Green Space (SANGS) which has more legal weight
- The SANGS would mean that no development would take place in this area and it would not come further east towards Whimble
- The travellers site and SANGS proposed in Area D will be expensive to maintain and if this area remains in the Whimble Parish Area the cost would fall to Whimble taxpayers rather than Cranbrook taxpayers.
- Objecting to the Cranbrook CGR proposal will not stop the approved Cranbrook Plan (Supplementary Planning Document), and planning applications have already been approved

The Council **RESOLVED** that the Clerk draft the Council's response to the Cranbrook Community Governance Review based on the above listed information, and share it on the Council website and Facebook so that local people can see the Council's response.  
(*moved Cllr Dearden; seconded Cllr Patrick*)

### **13. Chair's Business**

The following items were considered under Chair's Business:

- Council Christmas meal. Suggested that arrangements are discussed at the next meeting. To Clarify, councillors pay for their meal and no money come from the Parish Council (and therefore local taxpayers)
- Cllr Olive notified the Council that he is no longer posting on Facebook. This is due to the abusive comments and telephone calls that he continues to receive.
- The Clerk advised that the Neighbourhood Highways Officer (NHO) had confirmed that he could meet with councillors to do a village walk around on Friday 10 October. However nearly all of the councillors were not able to make this date. The Clerk was asked to liaise with the NHO to arrange a suitable date.
- The Clerk advised councillors that she needed to purchase some magnets and a replacement bolt for the noticeboard.

**The meeting closed at 8.40pm.**

**Chair:**

**Date: 03/11/2025**