

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

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

Also Present: Amy Tregellas (Parish Clerk)

There were no members of the public present.

1. Apologies for absence

Apologies were received and accepted from Cllrs Yarwood and Venton.

2. Declarations of Interest

No declarations of interest were made.

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 6 October 2025.

(proposed by Cllr Olive; seconded by Cllr Trimblett)

5. 25/2075/ADV – Country House Estate Whimble

1 no. Illuminated and 2 no. non illuminated free standing totem signs located in the vicinity of InstaVolt's EV charging site

Discussion took place around:

- The fact that the signage has already been installed even though the planning application is going through the process and the application was not listed as a retrospective application
- The signage being too big, particularly the 3 metre sign which stands out and could potentially be distracting for drivers (especially at this time of the year), given that it is adjacent to the highway.

The Council **RESOLVED** that it objects to the application on the following grounds:

- Visual intrusion into the countryside location. The signage is incongruent with the prevailing character of the existing surroundings.
- The light pollution from the signage will impact on immediate neighbours and also the highway, to which the signage is adjacent. The Parish Council has concerns that the light pollution (particularly at this time of the year) creates a safety hazard for drivers.

The Parish Council is disappointed to note that the signage has already been installed even though planning permission has not been confirmed, and the application does not state that it is a retrospective application.

(moved Cllr Johnson; seconded Cllr Patrick)

6. 25/2018/FUL – Perky Pool Cottage, Talaton Road, Whimble, Exeter, EX5 2QZ

Stabilisation and reconstruction of western gable. Construction of lost rear wing. Reconstruction of single storey rear lean-to extension. Structural repairs to permit removal of buttresses. Re-rendering with lime render. Replacement windows. Raising of chimney through

addition of chimney pot. Overcoating wheat reed with water reed due to a lack of supply of wheat reed, increasing the pitch and ridge height of the thatch and deepening the eaves. Replacement metal rainwater goods. Enhancement and repair of flues. Alteration and extension of garage to create an accessible annex.

The Council considered applications 25/2018/FUL and 25/2019/LBC at the same time.

Discussion took place around:

- The planning history for this property and the fact that the scale of the proposed development is greater than the previously refused application
- The reasons for refusal of previous application (23/133/FUL) are still applicable to this application
- Concerns regarding the scale of the proposed development, given that footprints of both the the garage and the cottage are significantly increasing
- The significant heritage impact of the proposed development and inappropriate development in the countryside
- The roof of the cottage is being increased in terms of the pitch and ridge height

The Council **RESOLVED** that it objects to the application on the following grounds:

- The scale of the development being overdevelopment and contrary to Local Plan Policy D1 Design and Local Distinctiveness
- Heritage impact and being contrary to Local Plan Policy EN9 Development Affecting a Designated Heritage Asset. The scale and nature of the proposals would have a potentially negative impact on the Grade II listed cottage.

The Parish Council is of the view that the grounds for refusal of the previous application (23/1333/FUL) are still applicable to this application.
(*moved Cllr Olive; seconded Cllr Trimblett*)

7. 25/2019/LBC – Perky Pool Cottage, Talaton Road, Whimble, Exeter, EX5 2QZ

Stabilisation and reconstruction of western gable. Construction of lost rear wing. Reconstruction of single storey rear lean-to extension. Structural repairs to permit removal of buttresses. Re-rendering with lime render. Replacement windows. Raising of chimney through addition of chimney pot. Overcoating wheat reed with water reed due to a lack of supply of wheat reed, increasing the pitch and ridge height of the thatch and deepening the eaves. Replacement metal rainwater goods. Enhancement and repair of flues. Alteration and extension of garage to create an accessible annex.

See minute 6 for the discussion points.

The Council **RESOLVED** that it objects to the application on the following grounds:

- The scale of the development being overdevelopment and contrary to Local Plan Policy D1 Design and Local Distinctiveness
- Heritage impact and being contrary to Local Plan Policy EN9 Development Affecting a Designated Heritage Asset. The scale and nature of the proposals would have a potentially negative impact on the Grade II listed cottage.

The Parish Council is of the view that the grounds for refusal of the previous application (23/1333/FUL) are still applicable to this application.
(*moved Cllr Olive; seconded Cllr Trimblett*)

8. 25/1984/VAR – The Littlefield, Land South of Hazel Grove, Rockbeare

Variation of condition 2 (approved plans) on planning permission 24/0120/RES (approval of reserved matters (appearance, layout, access, scale and landscaping), pursuant to outline planning permission 22/2824/OUT, for the construction of four dwellings along with associated parking, landscaping and infrastructure) to replace the devon bank at the front of Plot 4 with railings for safety reasons.

Discussion took place around:

- Whether the application has been sent to Whimble Parish Council in error as the planning portal lists the Parish Council as Rockbeare.
- Whether the proposed changes will have a safety impact that the applicants anticipate it will.

The Council **RESOLVED** to reply to East Devon District Council stating that the council is not sure why it is being consulted and to comment that the view of councillors is that the proposed variation may not have the safety impact that the applicants anticipate it will
(*moved Cllr Dearden; 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):

24/1693/FUL – Land East of Rutton Farm, Rull Lane, Whimble. The installation of electricity cabling between the Horton Solar Farm, customer substation and the overhead line point of connection.

Approved

25/1674/FUL – Larkbeare Court, Holly Ball Lane, Whimble, EX5 2QX. Roofing over existing slurry store (1).

Approved

25/1675/FUL – Larkbeare Court, Holly Ball Lane, Whimble, EX5 2QX. Roofing over existing slurry store (2).

Approved

10. Finance

i) To approve the payment schedule as at 3 November 2025

The payments schedule as at 3 November 2025 totalled £988.80 and included payments for:

- Pro Lawn grass cutting sessions in September and October £570.00
- Defibrillator battery and pads £418.80

The Council **RESOLVED** to approve the payment schedule as at 3 November 2025.
(*moved Cllr Dearden; seconded Cllr Olive*)

ii) To approve the transfer schedule as at 3 November 2025

The transfer schedule totals £988.80 and is to move money from the savings account to current account to cover the payments schedule as at 3 November 2025.

The Council **RESOLVED** to approve the transfer schedule as at 3 November totalling £988.80.
(*moved Cllr Dearden; seconded Cllr Olive*)

11. Chair's Business

The following items were raised under Chair's Business:

- The Chair asked the Clerk to ring Fiona Clark regarding the wreath for Remembrance Sunday

- The Clerk updated that a replacement battery and pads had been ordered and would be replaced once they arrived. The Clerk also confirmed that she was sourcing a local electrician to carry out a PAT test. The defibrillator will then be listed on The Circuit.
- The Clerk updated that the remaining Allen screw in the noticeboard is stuck and cannot be removed, meaning that the noticeboard cannot currently be accessed. The Clerk has contacted the company that supplied the noticeboard and they are sending replacement Allen screws.
- The Clerk advised that a response to the letter had been received from Mr and Mrs Goodman. Councillors asked the Clerk to draft a response so that the matter can be considered at the Council meeting on 17 November 2025.

The meeting closed at 7.42pm.

Chair:

Date: