

# **Draft Minutes of the Whimple Parish Council Planning Meeting**

## **Held on Monday 5 January 2026 at 7.00pm**

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

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

There was 1 member of the public present (leaving after the items on Jasmine Cottage).

### **1. Apologies for absence**

Apologies were received and accepted from Cllrs Trimblett and Yarwood. Cllr Olive arrived late to the meeting at 7.40pm.

### **2. Declarations of Interest**

No declarations of interest were made.

### **3. Public Participation**

Antonia Selvey-Davies made a brief statement relating to applications 25/1939/FUL and 25/1940/LBC relating to Jasmine Cottage. Ms Selvey-Davies advised that an additional supporting statement and amended plans had been submitted to East Devon District Council, which covered the issues raised by the Conservation Officer and Parish Council. She also advised that she was in attendance to answer any questions that the councillors may have.

The Clerk read out an email from Ms Helen Chivers relating to application 25/2568/ADV Country House Estate. Ms Chivers objects to the application for a number of reasons. The full statement from Ms Chivers is attached at the end of the minutes.

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

The Council **RESOLVED** to approve the minutes of the Whimple Parish Council Planning Meeting held on Monday 1 December 2025.

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

The Chair proposed that agenda items 6 and 7 be brought forward due to Ms Selvey-Davies being present.

The applications were considered at the same time but minuted separately for transparency.

### **5. 25/1939/FUL – Jasmine Cottage, Whimple, Exeter, EX5 2NT**

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

*Additional supporting statement and amended plans*

Councillors asked Ms Selvey-Davies to provide an update on the supporting statement and what had been amended in the plans.

Ms Selvey-Davies confirmed that they had engaged a building conservation specialist to research the property and to produce a statement telling the story of the property. They discovered that the property was not as old as previously thought. Ms Selvey-Davies also stated that the East Devon District Council (EDDC) Conservation Officer had been out and visited the property at the start of December 2025. Ms Selvey-Davies confirmed that the

amended plans show a reduction in size and a glass link rather than walls being built to minimise the impact on the listed building. She also advised that the proposal is to move the staircase as currently it is dangerous.

Discussion took place around:

- Councillors felt that the amended plans were sympathetic for the cottage and that the current property was not suitable for modern family living
- The plans were easier to read
- The statement from the building conservation specialist was very useful
- The extension was still significant with around a 1/3 increase in footprint giving some reservations
- Councillors being pleased that the EDDC Conservation Officer had been out and visited the property (even though their comments had not been updated on the planning portal)

The Council **RESOLVED** that they had no objection to the application, subject to the Conservation Officer being satisfied with the proposed development.

*(moved Cllr Dearden; seconded Cllr Johnson)*

#### **6. 25/1940/LBC – Jasmine Cottage, Whimple, Exeter, EX5 2NT**

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

*Additional supporting statement and amended plans*

The Council **RESOLVED** that they had no objection to the application, subject to the Conservation Officer being satisfied with the proposed development.

*(moved Cllr Dearden; seconded Cllr Johnson)*

Ms Selvey-Davies left the meeting

The Chair proposed taking applications 25/2371/ADV and 25/2372/ADV together. The Clerk confirmed that the decisions would be minuted separately for transparency.

#### **7. 25/2371/ADV – A30 Slip North/Exeter Road/B3174 London Road Roundabout**

Erection of 3 no. non-illuminated sponsorship signs on the roundabout, one sign facing each road entrance.

The discussion took place around:

- Councillors wanted to ensure that the proposed signage would not be advertising anything inappropriate

The Council **RESOLVED** that it had no objection to the application, subject to the proposed signage not advertising anything inappropriate

*(moved Cllr Venton; seconded Cllr Dearden)*

#### **8. 25/2372/ADV – A30 Slip South/Exeter Road/B3180 Roundabout Aller Grove, EX11 1GN**

Erection of 4 no. non-illuminated sponsorship signs on the roundabout, one sign facing each road entrance.

The Council **RESOLVED** that it had no objection to the application, subject to the proposed signage not advertising anything inappropriate

*(moved Cllr Venton; seconded Cllr Dearden)*

Cllr Olive arrived to the meeting at 7.40pm

## 9. 25/2568/ADV – Country House Estate, Whimple, Devon, EX5 2NL

Three non-illuminated free standing totem signs located in the vicinity of InstaVolt's EV charging site (retrospective)

Discussion took place around:

- The difference to the previous application being that all 3 signs would not be illuminated, compared to the previous application having 1 illuminated sign and 2 unilluminated signs.
- In the previous application the illuminated sign was the largest sign away from the roadside and not visible from the road
- Other than this slight amendment the application is fundamentally the same as the previous application which was refused by EDDC
- The two large signs on the roadside are still the same
- The Councils objections for application 25/2075/ADV still remain (with the exception of the illuminated signage), which are:
  - Visual intrusion into the countryside location
  - The signage being incongruent with the prevailing character of the existing surroundings
  - The Parish Council being disappointed that the signage has already been installed and a retrospective planning application being made
- Councillors agreed with the comments that Cllr Olive has made as the EDDC Ward Member and statutory consultee for to this application
- One member of the public has objected to the application on the grounds of adverse visual impact on the landscape and countryside and being totally out of character to the street scene and appearance of the locality.

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

- The application being essentially the same as the previous application 25/2075/ADV
- Visual intrusion into the countryside location
- The signage being incongruent with the prevailing character of the existing surroundings
- Being harmful to the character of the countryside and being contrary to Policy D4 of the EDDC Local Plan 2013-2031 and Policy D3 of the EDDC Emerging Local Plan 2020-2042
- The proposed development represents inappropriate development in a countryside location and is contrary to Strategy 7 of the EDDC Local Plan 2013-2031 and Strategic Policy SP06 of the EDDC Emerging Local Plan 2020-2042
- The impact of the proposal on the original entrance to Strete Raleigh House (Grade II listed building) which still retains much of its highly rural vernacular. The potential harm to this designated heritage asset would be contrary to Policies D1 and EN8 of the EDDC Local Plan 2013-2031 and Strategic Policy DS01 and Policy HE02 of the EDDC Emerging Local Plan 2020-2042

The Parish Council asks that if EDDC are minded to approve this application that a condition is added to ensure that the signage will remain permanently unilluminated.

The Parish Council also wishes to comment that this applicant is completely undermining the integrity and effectiveness of the planning system.

*(moved Cllr Dearden; seconded Cllr Patrick)*

## 10. 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):

**25/2022/TCA - Brook House, The Square, Whimple, Devon, EX5 2SP**

T2: Cypress sp. – fell to ground level

*Decided – TPO not required*

**25/2033/PDQ - Barn At Rull Lane Whimple**

Prior approval (Class Q) for change of use from agricultural building to 2 no. dwelling houses (Use Class C3)

*Approved – prior approval granted*

**25/1676/FUL - Larkbeare Court, Holly Ball Lane, Whimple, Devon, EX5 2QX**

Roofing over FYM storage area and open livestock yard

*Approved*

**25/2075/ADV – Country House Estate Whimple.**

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

*Refused*

*EDDC reasons 'The proposed advertisements, by reason of their scale, height, illumination and overall commercial appearance would appear as visually intrusive and incongruous features within a rural setting. The illuminated sign in particular, would give rise to an unacceptable degree of light pollution, detrimental to the visual amenity, character and appearance of the countryside. The proposal would therefore conflict with Policy D4 (Applications for Display of Advertisements) of the East Devon Local Plan 2013 - 2031 and Policy DS03 (Display of advertisements) of the Emerging East Devon Local Plan 2020 - 2040, as well as the objectives of the National Planning Policy Framework which seek to ensure that advertisements are well designed, do not cause harm to amenity and are appropriate to their surroundings.'*

## **11. Chair's Business**

The following items were raised under Chair's Business:

- A request to clear out Parish Council items from the barn where they are currently stored. The Chair advised that there is some tarmac in the barn which was previously used to repair potholes by the Chapter 8 trained road warden. However, as the tarmac has been sat there for a long time it is now like breeze blocks and needs to be disposed of. The Clerk has been looking into the costs of taking this to the recycling centre and the costs will be discussed at the 19 January 2026 Council meeting. There are also numerous road signs and cones in the barn which also need to be removed. Again this is to be discussed at the 19 January 2026 Council meeting. Councillors asked the Clerk to ask Whimple Fest volunteers if there is room in the Parish Field shed to accommodate the signage. If not, whether other local Parish Councils might be interested in having the signage or if it can be returned to Devon County Council Highways.
- Cllr Johnson advised that Hi-Line had left a letter with Whimple Stores regarding tree trimming in The Square for the National Grid. Councillors asked the Clerk to contact Hi-Line to liaise regarding the works.
- A couple of contacts regarding grit bins. The Clerk advised that a local resident had been in touch via the Victory Hall Bookings Officer advising that she had been holding salt on behalf of the Parish Council. Councillors and the Clerk were unaware of this and the Clerk advised that she would liaise with the local resident. Councillors advised that the grit bins located around the village had salt in them and that local residents were free to access the salt to spread around the village. Councillors asked the Clerk to post information in Facebook to make the public aware of this.
- Insurance Schedule. Following the December 2025 Council meeting the Clerk advised that she had compared the items on the Asset Register to the Insurance Policy Schedule to ensure that coverage was appropriate.

The Clerk and councillors went through the two lists and made the following decisions:

### **Insurance Policy Schedule**

Remove: Laptop, Printer and phone and youth shelter

Amend: 6 x seats to 5x seats/benches; 4 x noticeboards to 3 x noticeboards; litter and dog bins from 3 to 6 dog bins and 1 litter bin; amend picnic tables from 3 to 4

Add: defibrillator, grit bins, cycle track, shed in the Parish Field

### **Asset Register**

#### Under Parish Assets:

Remove Almet park seat

2 bus shelters are those located at the Hand and Pen

Remove childrens playground, 2 x picnic tables, Taylor Made play equipment and youth shelter as this was removed from the Town Lane site

The notice case is located at Hand and Pen

Fencing children's play area – unclear whether this is the fencing located at the Town Lane site. Councillors asked the Clerk to liaise with Network Rail to find out

Whimple Parish Field purchase price of £3,250. Councillors thought that the land had been gifted to the Parish so there would not be a purchase price. Councillors asked the Clerk to investigate this.

Footbridge – councillors were of the view that this was the bridge over the river in The Square

Whether the footpath through the Town Lane site and the Parish Car Park should be included on the insurance policy schedule

Update the asset register to include the locations of the dog and litter bins, seats/benches, village signs, noticeboards and grit bins owned by the Parish Council

#### Under Assets in Parish Field

Amend the number of picnic tables to 3

The cycle track is the track/path around the parish field. Include this on the insurance schedule

Add the shed to the insurance schedule as the Parish Council likely to be storing items in it and ask Whimple Fest how much it cost.

The Council **RESOLVED** to make the above listed changes to the insurance policy schedule and Asset Register.

*(moved Cllr Dearden; seconded Cllr Olive)*

**The meeting closed at 8.07pm.**

**Chair:**

**Date:**

**Statement from Ms Helen Chivers regarding application 25/2568/ADV Country House Estate, Whimple, Devon, EX5 2NL**

Unfortunately I cannot attend the Parish Council planning meeting this evening but I wanted to raise my objections to the current planning applications at Country House Estate.

I live across the road from Country House Estate at Strete Raleigh House and have watched the development of the area with increasing concern over recent months, having not been aware that there were plans for an ev charging station on the site - if I had been aware I, like others locally, would have objected to it.

I was pleased to see you also object to the most recent application (25/2315/FUL) but am concerned that the retrospective application for Instavolt signs (25/2568/ADV) seems to have gone unnoticed and without comment by anyone. The two roadside signs are hideous and totally out of place. You can see how out of place an obtrusive they look on the rural London Road they look in the attached photograph and video, taken from the entrance to Strete Raleigh House (a Grade 2 Listed Building). I notice the original application for signs was refused with the comment "in this case the development is considered to be fundamentally unacceptable such that the Council's concerns could not be overcome through negotiation." I hope you can add your voice of objection to the application and get the signs removed.

I would also like to draw your attention to the decision to refuse a building application at Hotel Copse (at the entrance to Strete Raleigh House) in 2020 [https://planning.eastdevon.gov.uk/online-applications/files/09D83C8AD9DCFDD4B38EA5D52A89E6E2/pdf/20\\_0238\\_FUL-04\\_FUL-Refuse\\_Full\\_Application-1538806.pdf](https://planning.eastdevon.gov.uk/online-applications/files/09D83C8AD9DCFDD4B38EA5D52A89E6E2/pdf/20_0238_FUL-04_FUL-Refuse_Full_Application-1538806.pdf) which states that "*The development proposed, in particular the parking area and the entrance/exit associated with that, would, by virtue of its suburban and engineered appearance, detract from the rural nature of the area, which would be to the detriment of the character and appearance of the locality. Furthermore, this harm would also detract from the setting of the original historic access to Strete Raleigh House. Consequently, the development is contrary to the provisions of Strategy 7 (Development in the Countryside) and Policies D1 (Design and Local Distinctiveness) and EN8 (Significance of Heritage Assets and their Setting) of the East Devon Local Plan 2013 - 2031, as well as guidance contained within the National Planning Policy Framework 2019.*" I don't know if this was considered in 2023 when the EV charging station application was approved (I would certainly have raised it in objection to the development had I been aware of it!), so hopefully it can be considered in the case of applications 25/2315/FUL and 25/2568/ADV.

The application 25/2315/FUL for 'Creation of amenity facilities comprising an access road, parking spaces, amenity block (including toilets and seating area), children's playground, and dog-friendly amenities on agricultural land', is in the field directly opposite our entrance to Strete Raleigh House and will impact and detract from the setting of the historic access to Strete Raleigh House.

I appreciate the national need for EV charging but the applications at Country House Estate seem to be submitted piecemeal and by stealth and passed with no apparent, or published regard for the service station at Daisymount which will offer the exact same facilities.

I have objected to both applications online and emailed Councillor Olive to draw them to his attention. Any help you can give in opposing these latest applications would be appreciated.