

Agenda Item 9 - 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
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.	23 January 2023	The Parish Council feels that consideration needs to be given to inputting fast charging electric car points and fibre broadband.	Awaiting decision

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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)	22 May 2023	The council had no objection to the amended plans.	Awaiting decision
24/1294/LBC – Dince Hill House, 30 Grove Road, Whimble, Exeter, EX5 2TP Install 16no. solar panels on rear (south) elevation of main roof.	5 August 2024	The Council has no objection to this application, provided that the EDDC Conservation Officer has no objection.	Approval with conditions – 09/04/25
24/1524/MOUT – Land to the South of London Road (Grange Area), Cranbrook Outline planning application for a mixed use development, including residential development of up to 450 dwellings, a 750 sqm community building, a neighbourhood centre of 1600 sqm gross ground floor non residential floor space, formation of accesses from London Road (B3174), provision of SANGS and other public open space (including a MUGA), allotments and associated drainage and other infrastructure. All matters are reserved for future consideration except principal accesses.	10 September 2024	The Council provided comments to EDDC that 'Whimble Parish Council has been consulted and Baker Estates have been to speak to us. The council has no objections at this stage.	Awaiting decision

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>24/1525/MOUT – Land to the South of London Road (Grange Area), Cranbrook Outline planning application for residential development of up to 89 dwellings, PUBLIC PARTICIPATION The Parish Councillors very much welcome members of the public to attend and take part in Council meetings. Please take a minute to read the agenda and raise any questions or comments you may have under the Public Participation agenda item. We will do our best to respond straight away and if we're unable to we will provide a written response as soon as possible. We are grateful for your attendance and input. formation of access from London Road (B3174), provision of SANGS and other public open space together with associated drainage and other infrastructure. All matters are reserved for future consideration except principal access.</p>	<p>10 September 2024</p>	<p>The Council provided comments to EDDC that 'Whimble Parish Council has been consulted and Baker Estates have been to speak to us. The council has no objections at this stage.</p>	<p>Awaiting decision</p>
<p>24/2280/FUL – The Bungalow, London Road, Whimble, EX5 2PY. Proposed temporary change of use of bungalow for use as a church (Use Class F.1.) for 3 years.</p>	<p>26 November 2024</p>	<p>The Council had no objection to the proposed change of use but support the traffic and highways concerns raised by local residents.</p>	<p>Approval with conditions – 21/03/25</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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.	6 January 2025	No objection to the application	Awaiting decision
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)	6 January 2025	No objection, under consideration of Heritage Officer	Awaiting decision
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).	3 February 2025	No objection to the application	Decided. PDQA Prior Approval Granted 06/03/25
24/2512/FUL – Hindcott, Bramley Gardens, Whimble EX5 2SJ New ancillary outbuilding.	3 February 2025	No objection to the application	Approval with conditions 05/03/25
25/0344/FUL – Hundred Acre House, Holly Ball Lane, Whimble, Devon, EX5 2QX. Construction of rear single story extension and associated works	3 March 2025	No objection to the application	Approval with conditions 10/04/25

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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).	3 March 2025	No objection to the application	Awaiting decision
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)	22 April 2025	The Parish Council understands that the development site is within the curtilage and therefore means it is listed. If this is the case this development is not entitled to go through as permitted development’.	Awaiting decision
25/0624/FUL - Fordton Cottage Whimble, Exeter EX5 2NZ Rear single storey extension	22 April 2025	‘WPC comment: The hand drawn plans are really unclear and lack any information on the size and dimensions of the proposal. Other than that there are no obvious planning issues.	Approval with conditions 14/05/25

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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)	22 April 2025	WPC comment regarding the transport and highways impact of the development. The access to the site would create a crossroads with Rull Lane and the private road opposite. Rull Lane is a dangerous road with a lot of traffic driving at speed and there is also a blind bend near the access site.	Awaiting decision
25/0636/VAR - Hindcott Bramley Gardens Whimble Exeter EX5 2SJ Variation to condition numbers 2, 3, 4, 5 and 9 on Planning Permission 15/1977/FUL (Construction of detached dwelling (amendments to planning permission 13/2727/FUL) to incorporate new first floor balcony and flue) for revised design including alteration to first floor balconies, flue and foul drainage scheme.	22 April 2025	No objection to this application.	Approval with conditions 23/05/25
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	19 May 2025	No objection to the applications	Awaiting decision

EDDC Rural Broadband Survey

Dear Town and Parish Clerks

East Devon District Council is seeking your assistance to better understand the current state of broadband connectivity across our district—particularly in rural areas where slow or unreliable service is placing increasing strain on residents and enterprises. Some households and businesses have even felt compelled to arrange their own fibre-optic connections due to repeated service failures.

To build a comprehensive evidence base, we invite all town and parish councils, together with local businesses, to complete a brief survey detailing your experiences of broadband performance, costs, and any impacts on productivity or service delivery. Your insights will:

1. Identify persistent “not-spots” and areas of greatest need.
2. Quantify the effects of poor connectivity on economic growth, remote working capability, and community wellbeing.
3. Inform our forthcoming representations to the Minister for Telecoms and our local Members of Parliament, urging targeted action and accelerated rollout of superfast broadband across East Devon.

Deadline: 6 June 2025

Councillor Paul Hayward Portfolio Holder Economy and Assets

Information on EDDC Commonplace Survey

We're running a survey to understand experiences that businesses, organisations representing residents and Town and Parishes have had with broadband across East Devon. Many have raised concerns about slow, unreliable connections and missed upgrade promises. We want to hear how broadband impacts your daily life, work, and wellbeing. Your views will help shape future action on rural connectivity.

Questions:

1. What is the name of the organisation you are representing?
2. From the businesses and/or residents you represent, what are the most common complaints or challenges raised about broadband connectivity in rural areas?
3. What initiatives or solutions have you seen (or would you recommend) to improve broadband services for rural communities? What can national or local government do to help?

4. If broadband infrastructure were improved in rural areas, what potential economic, social or business opportunities do you foresee for those you represent?

East Devon National Landscape Management Plan Consultation Draft 2025-2030 Strategic Environment Assessment and Habitats Regulations Assessment

Second stage of the consultation process. We invite you to share your views on the Environmental Report produced for the Strategic Environmental Assessment (SEA) of the East Devon National Landscape Management Plan Consultation Draft 2025–2030 under Directive 2001/42/EC.

We also welcome feedback on the screening assessment, known in England as the Habitats Regulations Assessment (HRA), of the draft plan's policies. **The consultation closes on the 13 of June at 5pm.**

Overview: The aim of this consultation is to get your opinion on the Environment Report which has been prepared as part of the Strategic Environmental Assessment undertaken on the East Devon National Landscape Management Plan Consultation Draft 2025-2030, as required under European Directive 2001/42/EC.

Background: The requirement to undertake Strategic Environmental Assessment (SEA) is established by the European Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). All National Landscape Management Plans require an SEA.

This report was prepared during and presented shortly after the consultation on the East Devon National Landscape Management Plan Consultation Draft 2025-2030, so that responses to the consultation could be informed by the findings of the Strategic Environmental Assessment (SEA). The SEA was carried out on policies contained within the 'East Devon NL Management Plan Consultation Draft 2025-2030' based on information available at the time. The environmental assessment has been structured around the analysis of the policies in the Management Plan Consultation Draft against the agreed set of environmental objectives (the SEA objectives). This suite of objectives was agreed at the Scoping stage and is adapted from those recommended in the Natural England guidance on the SEA of National Landscape Management Plans and conforms to the SEA Directive requirements.

It is important to acknowledge that the assessment examined each of the policies in isolation. That is to say, the assessment did not take into account the wording in the supplementary text or that of the Strategic Theme or Sub-Theme under which the policy lies. In practice most times the policies are used, reference will be made back to the context of the Management Plan, but this assessment approach ensures individual policies are strong enough to 'stand alone' when used out of context and still able to conserve and enhance the National Landscape.

An Adoption Statement, which will be published alongside the final version of the Management Plan, will confirm how the SEA findings and the consultation responses have been taken into account.

Consultation questions:

1. Who are you responding on behalf of?
2. Do you have any comments or feedback on the conclusion of the Strategic Environmental Assessment (SEA) Environmental Report?
3. Do you have any comments or feedback on chapter 4 ('Main objectives of the EDNL Management Plan') of the Environmental Report?
4. Do you have any comments or feedback on chapter 5 & 6 ('Scope of the SEA' and 'Assessment Methodology') of the Environmental Report?
5. Do you have any comments or feedback on chapter 7 ('Developing Strategic Alternatives') of the Environmental Report?
6. Do you have any comments or feedback on chapter 8 ('Assessment of policies against the SEA objectives') of the Environmental Report?

Habitat Regulations Assessment (HRA) Screening Report on the East Devon National Landscape Management Plan 2025-2030

Overview: The aim of this consultation is to get your opinion on the strategic level, screening assessment, often referred to in England as a 'Habitats Regulations Assessment' (HRA), undertaken on the policies in the East Devon National Landscape Management Plan Consultation Draft 2025-30.

Further Information: Directive 92/43/EEC on the conservation of natural habitats and wild flora and fauna, commonly known as the 'Habitats Directive,' provides for the protection of habitats and species of European Community importance. Article 2 of the Directive requires the maintenance (or restoration), at favourable conservation status, habitats and species of European Community interest. This is partly implemented through a network of protected areas referred to as "European Sites", consisting of:

- Special Areas of Conservation (SACs) -designated under the Habitats Directive;
- Special Protection Areas (SPAs) -designated under the Wild Birds Directive^{[11](#)}.

The purpose of a Habitat Regulations Assessment (HRA) is to assess the impacts of a Plan on relevant European sites. The assessment should determine whether the plan would adversely affect the integrity of the site in terms of its nature conservation objectives. Where negative effects are identified other options should be examined to avoid any potential for damaging effects.

This screening report under the Conservation (Natural Habitats, &c.) Regulations 1994 (HRA) has been undertaken as a separate but complementary process to the Strategic Environmental Assessment.

Consultation questions:

1. Who are you responding on behalf of?
2. Do you have any comments or feedback on the conclusion of the Habitats Regulations Assessment (HRA) Screening Assessment?
3. Do you have any comments or feedback on chapter 6 ('Site Screening') of the Screening Assessment?
4. Do you have any comments or feedback on chapter 8 ('Description of the National Landscape Management Plan') of the Screening Assessment?
5. Do you have any comments or feedback on chapter 9 and 10 ('Preliminary Considerations' and 'Further Considerations') of the Screening Assessment?