

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
24/1524/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.	Considered again on 16 June 2025. The Council had no objection to the application. Awaiting decision

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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.	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.	Considered again on 16 June 2025. The Council had no objection to the application. Awaiting decision.
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

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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	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).	3 March 2025	No objection to the application	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)	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'.	Approved. Prior approval granted

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.	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	19 May 2025	No objection to the applications	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.	2 June 2025	No objection to the application	Approved

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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	2 June 2025	No objection to the application	Decided – prior approval not required
25/0996/FUL – Gledhow, Hand and Pen Lane, Whimble, EX5 2PX Construction of detached double garage (partially retrospective)	2 June 2025	Whimble Parish Council notes that this applicant has had to resort to retrospectively applying for this planning permission. The Parish Council would prefer not to see retrospective applications, which do not give neighbours the opportunity to submit their views and comments before the works have begun. The Parish Council does not object to the application	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.
25/1020/FUL - Land at Bogmoor Lane, Knowle Cross Lane, Whimble. Change of use of agricultural land to residential curtilage, erection of detached garage building with garden store, erection of polytunnel	16 June 2025	No objection to the application	Amended plans submitted so on agenda on 06/10/2025 for consideration by the Parish Council
25/1199/FUL - 5 Dince Hill Close Whimble Exeter EX5 2TE Single storey rear, side and front extensions	16 June 2025	No objection to the application	Approved

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
25/0690/FUL - Whimble Victory Hall Whimble Exeter EX5 2TS. Extensions to existing single storey community hall, all at ground level.	21 July 2025	No objection to the application	Awaiting decision
25/1674/FUL - Larkbeare Court, Holly Ball Lane, Whimble, Devon, EX5 2QX Roofing over existing slurry store (1)	15 September 2025	No objection to the application	Awaiting decision
25/1675/FUL - Larkbeare Court, Holly Ball Lane, Whimble, Devon, EX5 2QX Roofing over existing slurry store (2)	15 September 2025	No objection to the application	Awaiting decision
24/1098/MFUL - Land West Of Escot Park Estate Talaton Construction and operation of a ground mounted solar farm and associated landscaping and ecological habitat, with permission being required for 40 years, comprising solar arrays, equipment housing, sub-station, fencing, ancillary equipment and associated development; temporary change of use of land for construction compound (off site)	15 September 2025	The Council objects to the application on the grounds of accessibility and traffic to site, and the landscape character and visual impact.	Awaiting decision