

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 |

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| <p>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)</p> | <p>22 May 2023</p> | <p>The council had no objection to the amended plans.</p> | <p>Awaiting decision</p> |
| <p>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.</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>Considered again on 16 June 2025. The Council had no objection to the application.</p> <p>Awaiting decision</p> |

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| <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>Considered again on 16 June 2025. The Council had no objection to the application.</p> <p>Awaiting decision.</p> |
| <p>25/0690/FUL - Whimble Victory Hall Whimble Exeter EX5 2TS. Extensions to existing single storey community hall, all at ground level.</p> | <p>21 July 2025</p> | <p>No objection to the application</p> | <p>Awaiting decision</p> |

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| 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 |
| 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. | 6 October 2025 | No objection to the application | Approved |
| 25/1928/FUL – Land Lying To The South Of Rull Barton Rull Lane Whimble Proposed Demolition of Existing Barn With Replacement Dwelling & Garage (Following Class Q Prior Approval For Proposed Change Of Use From Agricultural Barn To One Dwellinghouse Ref: 24/1518/Var) | 6 October 2025 | The Council has no material planning grounds to object due to planning prior approval. | Awaiting decision |

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| <p>25/1939/FUL – Jasmine Cottage, Whimble, Exeter, EX5 2NT</p> <p>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.</p> | <p>6 October 2025</p> | <p>The Council 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</p> | <p>Awaiting decision</p> |
| <p>25/1940/LBC - Jasmine Cottage, Whimble, Exeter, EX5 2NT</p> <p>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</p> | <p>6 October 2025</p> | <p>The Council 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</p> | <p>Awaiting decision</p> |
| <p>25/2022/TCA - Brook House, The Square, Whimble, Devon, EX5 2SP</p> <p>T2: Cypress sp. – fell to ground level</p> | <p>20 October 2025</p> | <p>No objection to the application</p> | <p>Awaiting decision</p> |

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| 25/2033/PDQ - Barn At Rull Lane Whimble Prior approval (Class Q) for change of use from agricultural building to 2 no. dwelling houses (Use Class C3) | 20 October 2025 | The Council objects to this application on the grounds of the Transport and Highways impacts of the development. The Parish Councils objection remains as it was for previous application 25/0733/PDQ, in that 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 a blind bend near the access site. | Awaiting decision |
| 25/1676/FUL - Larkbeare Court, Holly Ball Lane, Whimble, Devon, EX5 2QX Roofing over FYM storage area and open livestock yard | 20 October 2025 | No objection to the application | Awaiting decision |

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| <p>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</p> | <p>3 November 2025</p> | <p>The Council 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.</p> | <p>Awaiting decision</p> |

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| <p>25/2018/FUL – Perky Pool Cottage, Talaton Road, Whimble, Exeter, EX5 2QZ</p> <p>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.</p> | <p>3 November 2025</p> | <p>The Council objects to the application on the following grounds:</p> <p>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.</p> <p>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.</p> | <p>Awaiting decision</p> |

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| <p>25/2019/LBC – Perky Pool Cottage, Talaton Road, Whimble, Exeter, EX5 2QZ.</p> <p>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.</p> | <p>3 November 2025</p> | <p>The Council objects to the application on the following grounds:</p> <p>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.</p> <p>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.</p> | <p>Awaiting decision</p> |

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| 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. | 3 November 2025 | 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 | Awaiting decision |
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