

### 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</p> <p>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>

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</p> <p>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.</p> <p>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>
<p>24/1098/MFUL - Land West Of Escot Park Estate Talaton</p> <p>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)</p>	<p>15 September 2025</p>	<p>The Council objects to the application on the grounds of accessibility and traffic to site, and the landscape character and visual impact.</p>	<p>Awaiting decision</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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
25/1939/FUL – Jasmine Cottage, Whimble, 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.	6 October 2025	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	Back on agenda on 5 January 2026 due to additional supporting statement and amended plans
25/1940/LBC - Jasmine Cottage, Whimble, 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	6 October 2025	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	Back on agenda on 5 January 2026 due to additional supporting statement and amended plans
25/2022/TCA - Brook House, The Square, Whimble, Devon, EX5 2SP T2: Cypress sp. – fell to ground level	20 October 2025	No objection to the application	Decided – No TPO required

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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.	Approved – prior approval granted
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	Approved

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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>Refused  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.</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<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</p> <p>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.</p>	<p>Awaiting decision</p>
<p>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.</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</p> <p>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.</p>	<p>Awaiting decision</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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	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
25/2254/FUL – Oak Grove, Strete Raleigh, Whimble, EX5 2PP Agricultural and forestry storage building with extension to existing access.	1 December 2025	No objection to the application	Awaiting decision
25/1692/MRES – Land at Cobdens, North of London Road, Cranbrook Approval of reserved matters pursuant to outline planning permission ref. 22/0406/MOUT, comprising appearance, layout and scale for 368 dwellings; layout and access for 57 self-build plots (with remaining reserved matters to be submitted individually); a local centre; the Parsonage; two locally equipped areas of play (LEAP); a suitable alternative natural greenspace (SANG); the main local route (MLR); and associated infrastructure.	1 December 2025	Whimble Parish Council wishes to express concerns: - relating to access up and down Cobden Lane and whether it would be closed whilst construction works are taking place - about the size of vehicles (large articulated vehicles) accessing narrow Cobden Lane, given that it is already regularly used by large agricultural vehicles and large horse transporters - raised by local residents relating to the mains water which comes across the field and old A30 to Higher Cobden Farm, and whether the development would impact on their access to the water supply	Awaiting decision



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25/2424/AGR – Land opposite Rull Barton, Rull Lane, Whimble Construction of galvanised steel framed agricultural building	1 December 2025	No objection to the application	Awaiting decision
25/2207/LBC – The White House, Broadclyst Road, Whimble, Devon, EX5 2TT Roof works: new membrane/re-baton/re-slate - addition of installation of PV (solar) roof slates onto front south east elevation of main roof; re-roofing rear porch with slate to match existing roofing, new slate, 2no. bat slates and 1no. cooker extract flue on rear north west elevation; re-roof front porch with lead on front south east elevation; ground floor: removal of wall to create kitchen/breakfast room and construct new wall in study on ground floor; replace 1no. window (W3) on north west elevation at first floor and replace 1no. window (W1) at ground floor and 1no. window (W2) at first floor side elevation	15 December 2025	No objection to the application. However, the Parish Council wishes to make the following comments: ' Whilst there is an existing plan for the ground floor layout, there does not appear to be a revised plan showing the proposed ground floor layout. ' Councillors questioned why there is not a planning application as well as a Listed Building application but to the amendments to the interior and exterior of the property being listed on the application form ' From the rear elevation plans it looks like a patch of natural slate covering will be going above the door as well as on the roof ' councillors queried if this was correct.	Awaiting decision

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
25/2315/FUL – Country House Estate, Whimble 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. Attenuation pond to aid drainage	15 December 2025	<p>The Parish Council objects to this application on the following grounds:</p> <p>The proposed development being too big with the scale being inappropriate</p> <p>The location being inappropriate</p> <p>The development being contrary to Strategy 7 of the EDDC Local Plan, i.e. Development in the Countryside</p> <p>The visual impact on the landscape in addition to the principal issue with the location</p> <p>The impact on the residential amenity of neighbouring properties</p> <p>Making the development more of an attraction / destination therefore increasing usage and traffic visiting the site</p> <p>Challenging the need for amenity facilities given that the Daisymount development is within half a mile of this site</p> <p>The Council is also in agreement with the comments made by the members of the public who are objecting to the application</p>	Awaiting decision