

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
<p>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.</p>	<p>23 January 2023</p>	<p>The Parish Council feels that consideration needs to be given to inputting fast charging electric car points and fibre broadband.</p>	<p>Awaiting decision</p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<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. 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
<p>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)</p>	<p>6 October 2025</p>	<p>The Council has no material planning grounds to object due to planning prior approval.</p>	<p><i>Approved</i></p>
<p>25/2018/FUL – 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: 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. 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
<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: 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. 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>25/1984/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.</p>	<p>3 November 2025</p>	<p>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</p>	<p>Awaiting decision</p>
<p>25/2254/FUL – Oak Grove, Strete Raleigh, Whimble, EX5 2PP Agricultural and forestry storage building with extension to existing access.</p>	<p>1 December 2025</p>	<p>No objection to the application</p>	<p><i>Withdrawn. Resubmitted as 26/0125/FUL</i></p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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	<i>Approved</i>
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	<p>No objection to the application. However, the Parish Council wishes to make the following comments:</p> <p>' 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.</p> <p>' 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</p> <p>' 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.</p>	Awaiting decision

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>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</p>	<p>15 December 2025</p>	<p>The Parish Council objects to this application on the following grounds: The proposed development being too big with the scale being inappropriate The location being inappropriate The development being contrary to Strategy 7 of the EDDC Local Plan, i.e. Development in the Countryside The visual impact on the landscape in addition to the principal issue with the location The impact on the residential amenity of neighbouring properties Making the development more of an attraction / destination therefore increasing usage and traffic visiting the site Challenging the need for amenity facilities given that the Daisymount development is within half a mile of this site The Council is also in agreement with the comments made by the members of the public who are objecting to the application</p>	<p><i>Refused - There is no policy support for a roadside service area sited away from a trunk road or motorway and it has not been demonstrated that there is a need for such a facility given the proximity to other nearby service areas. Furthermore, the proposal by way of the extent of hardstanding proposed, the utilitarian building and the addition of external lighting would lead to a creeping urbanisation of the countryside, and light intrusion within the countryside which would lead to harm to the character and appearance of the countryside. The proposal is therefore contrary to the provisions of Local Plan, Strategy 7 - Development in the Countryside, Strategy 46 - Landscape Conservation and Enhancement and AONBs, Policy D1 - Design and Local Distinctiveness, Policy EN14 - Control of Pollution, and Policy TC11- Roadside Service Facilities of the Adopted East Devon Local Plan 2013-2031, the Landscape Guidelines contained within the East Devon and Blackdown Hills Landscape Character Assessment March 2019 and Paragraph 111 of the National Planning Policy Framework 2024 (as amended).</i></p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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.	5 January 2026	No objection to the application, subject to the proposed signage not advertising anything inappropriate	<i>Refused - The proposed signs would introduce a greater risk of harm to public safety, by means of interfering with road users' visibility, causing driver distraction, and by introducing a collision hazard (in particular to motorcyclists). It therefore conflicts with policy D4 (Applications for Display of Advertisements) of the East Devon Local Plan 2013-2031, Policy DS03 (Display of advertisements) of the emerging East Devon Local plan and paragraph 141 of the National Planning Policy Framework.</i>
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. Additional supporting statement and amended plans	6 October 2025 and 5 January 2026	No objection to the application, subject to the Conservation Officer being satisfied with the proposed development.	<i>Approved</i>
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. Additional supporting statement and amended plans	6 October 2025 and 5 January 2026	No objection to the application, subject to the Conservation Officer being satisfied with the proposed development.	<i>Approved</i>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
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.	5 January 2026	No objection to the application, subject to the proposed signage not advertising anything inappropriate	<i>Refused - The proposed signs would introduce a greater risk of harm to public safety, by means of interfering with road users' visibility, causing driver distraction, and by introducing a collision hazard (in particular to motorcyclists). It therefore conflicts with policy D4 (Applications for Display of Advertisements) of the East Devon Local Plan 2013-2031, Policy DS03 (Display of advertisements) of the emerging East Devon Local plan and paragraph 141 of the National Planning Policy Framework.</i>
25/2568/ADV - Country House Estate Whimble Devon EX5 2NL Three non-illuminated free standing totem signs located in the vicinity of InstaVolt's EV charging site (retrospective)	5 January 2026	objects to this application on the following grounds: <ul style="list-style-type: none"> • 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 	<i>Decided – split decision APPROVE - Sign C (Internal 2m Totem) REFUSE - Signs A & B (Roadside Totems) Reason for Refusal: 1. The roadside totem signs (Signs A and B), by reason of their siting, scale, height and overall commercial appearance, appear as visually intrusive and incongruous features within a rural setting, detrimental to the visual amenity, character and appearance of the countryside. 2. The advertisements therefore conflict with Policy D4 of the East Devon Local Plan, Policy DS03 of the Emerging Local Plan, and the objectives of the NPPF, which require advertisements to be well</i>

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		<p>7 of the EDDC Local Plan 2013-2031 and Strategic Policy SP06 of the EDDC Emerging Local Plan 2020-2042</p> <ul style="list-style-type: none"> 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. 	<p><i>designed, respect amenity and be appropriate to their surroundings</i></p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
<p>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, scale, landscaping and additional accesses (in accordance with Condition 35) for 368 dwellings; layout and access for 57 self-build plots; a local centre; the Parsonage; two locally equipped areas of play (LEAP); suitable alternative natural greenspace 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. (SANG); the main local route (MLR); and associated infrastructure together with the discharge of conditions on the outline of condition 8 (LBDS), and the partial discharge of conditions 9 (Design Code), 10 (Wildlife Hazard Management), 11 (LEMP), 12 (Floor levels), 13 (Surface Water Drainage), 14 (Wildlife Corridor), 15 (LBDS), 16 (Tree Protection), 18 (Railway Fencing), 19 (Transfer Plans), 20 (Tree Rooting Volumes), 21 (Junction design), 22 (Junction Materials), 25 (Advance planting), and 28 (Site Investigation).</p>	<p>1 December 2025 and 19 January 2026</p>	<p>The Council RESOLVED that it would write to East Devon District Council to express the following concerns (as a neighbouring Parish Council):</p> <ul style="list-style-type: none"> • Concerns relating to access up and down Cobden Lane and whether it would be closed whilst construction works are taking place • Concerns 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 • Concerns 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 • Concerns regarding some of the comments from other statutory consultees including DCC Planning, DCC Flood Risk Management Team, Police Architectural Liaison Officer, the Environment Agency and Devon and Somerset Fire and Rescue Service. 	<p>Awaiting decision – back on the agenda 2 March 2026</p>
<p>25/2376/LBC - 3 Rectory Cottages The Square Whimble Devon EX5 2ST Renew covering and insulate flat roof of extension and include solar light tube.</p>	<p>19 January 2026</p>	<p>No objection to the application</p>	<p><i>Approved</i></p>

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
26/0114/HRN - Larkbeare Court Holly Ball Lane Whimble EX5 2QX Removal of 18m of hedgerow	16 February 2026	No objection to the application	Awaiting decision
26/0125/FUL - Oak Grove Strete Raleigh Whimble Exeter EX5 2PP Agricultural and forestry storage building with extension to existing access (resubmission of 25/2254/FUL).	16 February 2026	No objection to the application, as long as all comments from the EDDC Tree Officer are adhered with.	Awaiting decision