

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.	Approved with conditions 30 June 2026 Went to East Devon District Council Planning Committee

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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.
24/1098/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

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
25/2207/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
26/0222/FUL - Long Meadow, Hand and Pen Lane, Whimble, EX5 2PX Erection of a single-storey east & west extension, porch to the east elevation and a detached double garage incorporating a log store.	2 March 2026	No objection to the application	Awaiting decision

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
25/2641/FUL – Site adjacent to 1 Rose Cottage, Church Road, Whimble Erection of a new dwelling	2 March 2026	No objection to the application, subject to the Conservation Officer and other statutory consultees being satisfied with the proposed development.	Awaiting decision
26/0176/ADV – Country House Estate, Whimble, EX5 2NL 1 no. non-illuminated PVC banner secured to existing post and rail timber fencing.	7 April 2026	The Council objected to the application as it cannot support the advertising of facilities that have not been approved through the planning process.	Refused The roadside sign, by reason of its scale, materials, and appearance would be 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 Para. 141 of the National Planning Policy Framework which seeks to ensure that advertisements are well designed, do not cause harm to amenity and are appropriate to their surroundings.

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
26/0387/VAR – Land East of Rutton Farm, Whimble, EX5 2NX. Variation of conditions 2 (Approved Plans), 6 (Tree Protection), 8 (Archaeology), 9 (Construction Management Plan), 10 (Landscape, Ecological and Biodiversity Management Plan), 12 (Drainage), 13 (Ecological Assessment), 14 (Landscaping), 15 (Soil Bearing Capacity), 16 (Substation Details) and 17 (Access Tracks, Cabinets and Fence Post Foundations) of planning permission 22/0783/MFUL (Construction and operation of a ground mounted solar farm, with permission being required for 40 years, comprising solar arrays, equipment housing, sub-station, fencing, ancillary equipment, landscaping and associated development.), to facilitate the creation additional openings in field boundaries, changes to the areas fenced, a reduction in panel clearance height, relocation of transformers, movement of internal tracks and creation of additional internal tracks, and the creation of a new access into field 1 from the public highway	7 April 2026	The Council does not object to the new proposal providing that there is a proper scheme in place for managing the impact of construction traffic on local roads particularly during public events, and all affected roads are made good after construction is complete.	Awaiting decision
26/0175/FUL - Country House Estate Whimble EX5 2NL. Temporary (up to 36 months) change of use from Class B8 (storage and distribution) to Class E(b) to enable the conversion of one vacant storage unit into an unmanned, self serve refreshment facility with a small seating area, and the siting of a portable toilet block.	20 April 2026	The Council does not object to the proposed temporary use on hygiene and Environmental Health grounds. However, it would not like to see further development on what is already there.	Awaiting decision
26/0726/FUL – 47 Grove Road, Whimble, Devon, EX5 2TP Proposed ground floor extension to the southwest elevation. Removal of existing boundary bank to create access and 2 off-road parking spaces.	5 May 2026	No objection to this application.	Awaiting decision

Planning Application Reference	Date considered by Whimble PC	Whimble PC Comments	EDDC Status
26/0922/VAR – Wymcot, Church Road, Whimble, EX5 2TA Variation of Condition 2 (Approved plans) Condition 5 (Materials) and Condition 6 (Site levels) on Planning Permission 23/2306/FUL (Proposed new dwelling and removal of existing garage and formation of new car standing space [previously submitted under 23/0804/FUL]) to allow a duo-pitched garage roof in lieu of flat roof, changes to materials and changes to site levels.	15 June 2026	No objection to this application.	Awaiting decision