

Winkleigh Parish Council

**Minutes of the Extraordinary Parish Council Meeting
on
Monday, 15th December 2025 7.00 pm
at
Community Centre, Castle Street, Winkleigh**

Present: Cllr. A Phillips (Vice Chair), Cllr. A Jacobs, Cllr. P Odulinski, Cllr. A. Wonnacott and Cllr S Leahy,

In attendance: District Cllr Stephen Middleton
Two members of public

<i>EPC 01.12.25</i>	<p>The meeting commenced at 7:00 pm and was presided over by Vice-Chair (Cllr Alex Phillips], acting as Chair following the resignation of the Chair (Cllr Goldsworthy). The Vice-Chair is temporarily presiding until a new Chair is formally elected in accordance with the Council's procedures.</p>
<i>EPC 02.12.25</i>	<p>Apologies for absence: Cllr A. Keys, Cllr J Sheppard and Cllr A Warner</p>
<i>EPC 03.12.25</i>	<p>To receive declarations of interest None declared</p>
<i>EPC 04.12.25</i>	<p>Public Participation During the public participation session, the Chair invited comments from members of the public on agenda items. No matters were raised.</p> <p>Cllr. Odulinski was asked to summarise the Planning Committee's Report which had been previously circulated to all members of the Council.</p> <p>Planning Applications To consider the following planning applications and agree Council responses:</p> <p>(1) Application Ref: 1/0901/2025/FUL Proposal: Replacement of existing mono-pitch roof and construction of porch extension Location: The Barn Pittford Cottages Wembworthy Chulmleigh Devon EX18 7QA. <i>Observations to TDC by 18th December 2025</i> Comments by the Planning Committee: Small-scale change with no issues identified. Recommendation: No Objection After a brief discussion it was agreed by all present for the Parish Council to support the planning application.</p> <p style="text-align: right;">Action: Parish Clerk</p> <p>(2) Application Ref: 1/0780/2025/FULM Proposal: Change of use of land from agriculture to local community use (Class F2). Levelling of land to enable construction of 1no. football training pitch and 1no. full-sized football pitch, alterations to existing vehicular access, laying out of additional car parking, and associated drainage works Location: Winkleigh Football Ground Winkleigh Sports Centre Winkleigh Devon <i>Observations to TDC by 26th December 2025</i></p> <p>The proposal is welcomed in principle as it provides additional community sports facilities. However, concerns were raised regarding parking and signage, impact of construction traffic,</p>

accessibility between car parks, potential landscape dominance of new pitches, protection of large trees, and confirmation of land trust approval.

Following discussion, it was agreed by the Councillors that there would be no objection provided the aforementioned points are addressed. Cllr Phillips proposed and Cllr Wonnacott seconded that the response to TDC should be submitted accordingly highlighting the stated concerns.

Action: Parish Clerk

(3) Application Ref: 1/0920/2025/FULM

Proposal: Allison Homes Residential development of 77 dwellings with associated infrastructure (Variation of condition 2 of planning approval 1/0556/2022/FULM) (Affecting a Public Right of Way)

Location: Land West of Townsend Hill, Winkleigh, Devon

Observations to TDC by 26th December 2025

Cllr Odulinski advised Members that the submitted plans do not clearly identify the revised alignment of the Public Right of Way. Clarification has been sought from the TDC Planning Department's Lawyer, but no response had been received at the time of the meeting. It was agreed to await receipt of legal clarification, after which the Parish Council will reconsider the application, but in the meantime request an extension to the consultation deadline.

Action: Parish Clerk

To contact TDC Planning to request an extension to the consultation deadline beyond 26th December 2025, pending receipt of legal clarification.

(4) Application Ref: 1/0958/2025/LBC

Proposal: Conversion of existing loft and insertion of 4 rooflights (Variation of condition 2 of listed building consent 1/0543/2024/LBC.

Location: Old Castle School, Castle Street, Winkleigh

Observations to TDC by 2nd January 2026

The Councillors discussed this application which relates to a variation of a condition on the original planning consent granted in 2024, seeking permission to install an additional rooflight above the stairwell. It was noted that the proposed rooflight is located on the east elevation of the modern 20th-century rear extension.

Given that permission has already been granted for four rooflights, and that the additional rooflight would not materially affect the appearance of the building when viewed from the rear, the Councillors agreed with the Planning Committee's suggestions and agreed to fully support the proposal.

Action: Parish Clerk

Any Other Planning Matters

EPC 05.12.25

To consider any urgent planning issues that require Council attention. The following was received from the TDC on the 15th December 2025.

(5) Application Ref: 1/0969/2025/AGMB

Proposal: Prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q

Location: Barn At Grid Reference 263341 110269, West Heath, Winkleigh, Devon

The Councillors discussed this application and raised no objection in principle, subject to the submission of a satisfactory ecology report, an invasive species control plan, and details of foul and surface water disposal. Subject to these matters being addressed, the Parish Council raised no objection.

The Parish Clerk to respond to TDC Planning accordingly, setting out the Council's views.

Action: Parish Clerk

Other Matters Raised (Information Only)

Cllr Odulinski advised Members that she would be meeting with Rt Hon Sir Geoffrey Cox on Thursday, 18 December 2025.

EPC 06.12.25	<p>She outlined, for information, potential issues that may be raised relating to the recent traffic consultation held at Winkleigh Fair on 6 December 2025, including the importance of wider parish engagement beyond the village.</p> <p>General discussion took place.</p> <p>No decisions were made, and no actions were agreed, as these matters were not included on the Agenda.</p> <p>CLr Odulinski also reported that progress had been made in relation to the IT issue. A fuller report will be provided for the January Parish Council meeting.</p> <p>Parish Council Meeting: Wednesday, 28th January 2026 at 7pm</p> <p>The Chair thanked everyone in attendance and the Meeting ended at 7.40pm</p>
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Chair..... Date.....

