Planning Update 25th September 2023

Plan no	Location	Proposal	Parish Supported	Comments	Planning Report (Parish Response)	EDDC Decision	EDDC Decision date	Reason
22/2121/MFUL	Land Opposite Greendale Business Park, Woodbury Salterton	Proposed new haulage trailer storage facility/compound	Not supported	Resolved 10/10/2022: the Parish Council **does not support** the application, (proposed Cllr. S. Andrews and seconded Cllr. A. Wills) (Vote 0-8) (Cllr G Jung abstain)	Not Supported - it is outside the employment zone, as well as the built-up area boundary; therefore the development will be considered as a development in the 'open countryside' and against the policy for East Devon Local Plan and the Village Plan policy.	Withdrawn	13/06/2023	
			Not supported	Resolved 13/03/2023: the Parish Council **does not support** the application, (Vote 0-7) (Cllr G Jung abstain)	Not support We have considered the further justification and nothing has materially changed so we have no further comment to make.			
			Not Support	Resolved17/04/2023: the Parish Council **does not support** the application, (proposed Cllr. P. Bricknell and seconded Cllr. S. Andrews) (Vote 0-11) (Cllr G Jung abstain)	Not Support The development is outside of the Employment Area and in open countryside which is against the policy of East Devon Local Plan and Village Plan Policy.			
23/0310/FUL	The Post Office Broadway Woodbury Exeter EX5 1NY	Erection of attached dwelling.	Not supported	Resolved 27/02/2023: the Parish Council **does not support** the application. (Delegated to Clerk in consultation with Planning Committee) (Cllr G Jung abstain)	Not Supported This proposal is an overdevelopment as well as not being suitable for the centre of a conservation area. There is also inadequate parking provision within the immediate area.	Approved with conditions	21/07/2023	Samples of materials to be approved by LPA. No occupation until access, parking, bin and cycle storage in place. Ground floor no less than 450mm above existing road level. Rooflights to be approved by LPA & flush with roof. Timber windows. Rear dormer – obscure glass. No development until archaeological programme approved by LPA. Not to be occupied until post investigation assessment approved by LPA.
			Not Support	Resolved 12/06/2023: the Parish Council **does not support** the application, (proposed Cllr. J. Pyne and seconded Cllr. K Perry) (Vote 0-10)	Not Support This proposal is an overdevelopment as well as not being suitable in the centre of a conservation area. There is also inadequate parking provision within the immediate area. Also, uncertain of the right of way access, along with concerns with the safety of the proposed front door due to traffic and cars parking.			See Report as a number of conditions.

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23/0474/FUL	2 Chowns Cottages Parsonage Way Woodbury Devon EX5 1HY	Installation of 6 PV Solar panels on south facing aspect of garage roof	Support	Delegation - Support	Support	Approved	06/09/2023	
23/0475/LBC	2 Chowns Cottages Parsonage Way Woodbury Devon EX5 1HY	Installation of 6 PV Solar panels on south facing aspect of garage roof	Support	Delegation - Support	Support with the consideration of the Listed Buildings Officer	Withdrawn	07/09/2023	

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23/0421/FUL	Lower Woodmanton Farm Woodmanton Woodbury Exeter EX5 1HG	Change of use of disused agricultural outbuildings into holiday let accommodation	Resolved: the Parish Council **supports** the application, (proposed Cllr. R Parr and seconded Cllr. J Pyne). (Vote 7-0) Cllr G Jung abstain)	Support The Parish councillors support the application if additional off street parking is provided.	Approved with conditions	08/09/2023	The unit accommodation approved shall be occupied as a holiday let unit. The development is to be carried out in line with the Ecology report. No 'permitted development' is allowed other than work that doesn't materially affect the external appearance of the building or within the curtilage of any building or enclosure a swimming or other pool.
23/0422/LBC	Lower Woodmanton Farm Woodmanton Woodbury Exeter EX5 1HG	Change of use of disused agricultural outbuildings into Holiday Let Accommodation	Resolved: the Parish Council **supports** the application, (proposed Cllr. R Parr and seconded Cllr. J Pyne). (Vote 7-0) Cllr G Jung abstain)	Support The Parish councillors support the application if additional off street parking is provided.	Approved with conditions	08/09/2023	The LPA is to approve the materials used for certain parts of the work.
23/0446/FUL	Coombe Park Farm Woodbury Salterton Devon EX5 1PZ	Proposed erection of a glamping pod	Resolved: the Parish Council **does not support** the application, (proposed Cllr. S Andrews and seconded Cllr. P Bricknell). (Vote 0-7) Cllr G Jung abstain)	Not Support The development is in open countryside which is against the policy of East Devon Local Plan and Village Plan Policy.	Approved with Conditions	04/09/2023	The unit accommodation approved shall be occupied as a holiday let unit. Prior to the occupation an electric vehicle (EV) charging point shall be provided within 50m of the site and retained in perpetuity. Prior to commencement details of existing and proposal ground levels including internal finished floor levels to be approved LPA. Prior to its installation and prior to occupation details of the proposed package treatment plant to be approved by the LPA. To be retained and maintained for the lifetime of the development.

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23/0298/FUL	Greendale Farm Shop NHS Drive Through Vaccination Centre Sidmouth Road Farringdon Devon EX5 2JU	Proposed replacement building for Vaccination Centre	Resolved: the Parish Council **supports** the application, (proposed Cllr. S Andrews and seconded Cllr. B Bricknell). (Vote 7-0) Cllr G Jung abstain)	Support	Refused	16/06/2023	
23/1051/PIP	Camboree House Exton Lane Exton Exeter EX3 0PN	Permission in principle for the demolition of existing garden building and construction of a single dwelling	Delegation	Not Support - Delegation This goes against the current Local plan on sustainability grounds.	Withdrawn	25/07/2023	
23/1119/FUL	Byways Green Lane Exton Devon EX3 0PW	Proposed alterations to form a steam room, rear balcony, recessed roof terrace, removal of existing slate roofed belvedere over swimming pool.	Resolved: the Parish Council **supports** the application, (proposed Cllr. P Jordan and seconded Cllr. S Cole). (Vote 10-0)	Support	Approved with Conditions	24/07/2023	Supported with the condition that the new flat roof over the swimming pool cannot be used as a terrace. EDDC The swimming pool roof as amended and hereby approved, shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission
23/0830/TRE	Nutsberry House Town Lane Woodbury Devon EX5 1NH	T1: Oak - prune back lateral crown spread of Oak by approximately 2m removing one limb (as indicated by red line in attached photograph 416JOH).	Refer to Tree Officer.	Refer to Tree Officer.	Approved with Conditions	26/07/2023	
23/1058/TCA	The Priory Greenway Woodbury EX5 1LP	T2, Ash: Crown reduce lateral spread of branches by 1 - 2m, cuts 75mm in diameter; T3, Cherry: Fell; T5, Pittosporum: Fell;	Refer to Tree Officer.	Refer to Tree Officer.	Approved	26/07/2023	
23/1377/FUL	Merrivale Exton Devon EX3 0PP	Demolition of existing house and outbuildings and erection of a two storey detached house with habitable loft and ancillary double garage and relocation of existing main site entrance	Resolved: the Parish Council **supports** the application, (proposed Cllr.Mrs S. Cole and seconded Cllr. P. Jordan). (Vote 9-1, Cllr. K Perry did not support)	Support	Approved with Conditions	15/08/2023	Prior to commencement the LPA shall have approved a Construction Management Plan. No works permitted, other than works that do not materially affect the external appearance of the buildings, shall be undertaken. All works to be carried out in accordance with the Ecological Impact Assessment to be installed prior to occupation and thereafter retained in perpetuity. All works to be carried out in accordance with the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement
23/1443/FUL	Wellcourt Orchard Close Woodbury EX5 1ND	The construction of a single storey extension to form sun room and alteration to fenestration	Resolved: the Parish Council **supports** the application, (proposed Cllr.K. Perry and seconded Cllr. S. Parks). (10-0) Cllr Mrs.C.McGauley temporarily withdrew from the meeting.	Support	Approved	01/09/2023	

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23/1404/FUL	South Meadow Broadway Woodbury EX5 1NR	Construction of two storey rear extension, insertion of first floor opening on North West elevation, and addition of partial weatherboarding on North East & South East elevations.	Resolved: the Parish Council **supports** the application, (proposed Cllr.K. Perry and seconded Cllr. R. Ball). (11-0)	Support	Approved with conditions	15/09/2023	New bedroom window on the N W Side elevation at first floor level to be obscure glass and non-openable below a minimum height of 1.75 metres above the level of the floor. Bathroom window on the N W Side elevation at first floor to be obscure glass. Details of the weather boarding to be used externally to be approved by the LPA.
23/1557/FUL	Rydon Farm Rydon Lane Woodbury EX5 1LB	Construction of agricultural storage building and concrete apron (straw storage)	Delegation - Support	Delegation - Support	Approved with Conditions	25/08/2023	
23/1558/FUL	Rydon Farm Rydon Lane Woodbury EX5 1LB	Construction of agricultural storage building and concrete apron	Delegation - Support	Delegation - Support	Approved with Conditions	25/08/2023	
23/1676/TCA	Woodbury C Of E Primary School Castle Lane Woodbury Devon EX5 1EA	G1 - Hornbeam & Cypress A number of branches are overhanging the back garden of a property backing onto school grounds (Allerdown, Town Lane). Suggested works are to reduce these branches back to approximately 50-100cms within school boundary an reduce tops of southern aspect to shape. Maximum diameter cuts 25-50mm. Cypress to be trimmed and climber attached to Cypress severed. T2 - Elm Growth overhanging road to be reduce back by 2-3 metres, maximum diameter cuts 25mm. These works are proposed as part of the ongoing maintenance of the trees and to ensure the safety and comfort of the people living around the school boundary.	Delegation - Support	Delegation - Support	Approved	04/09/2023	
23/1625/TCA	Woodbury War Memorial Greenway Woodbury Devon EX5 1LP	T64, Lime: Remove section of deadwood. T1, Lime: Crown lift to comply with the Highways Acts 1980 over the road and footpath. Crown lift remaining branches to 2.5 metres above ground level.	No comment to be made		Approved	31/08/2023	
23/1804/TRE	Castlehaye Castle Lane Woodbury EX5 1EA	T1: Oak - remove.	Not Support - Refer to Tree Officer	Not Support - Refer to Tree Officer	Withdrawn	15/09/2023	
23/1052/AGR	The Meade Sanctuary Lane Woodbury Exeter EX5 1EX	Construction of track	N/A	N/A	Prior approval not required	15/08/2023	