Woodbury Parish Council
Planning Considerations at the Full Council meeting on Monday 16th June 2025

For Consideration
Applications for Members consideration:

EXTON -

25/0326/VAR	Sandpipers, River Front, Exton, Devon EX3 0PR	Variation of Condition 2 (approved plans) on planning permission 23/0644/FUL (Demolition of the existing building and the erection of a replacement two storey detached dwellinghouse with rooms in the roofspace, detached summerhouse and detached garage. Alterations to hard and soft landscaping including provision of outdoor pool and raised paved terracing, installation of sewage treatment plant, regrading of garden and new driveway) Amendments to the external appearance, and increased footprint on North/West elevation.

WOODBURY –

25/1045/FUL	Higher Bagmores Farm, Woodbury, Devon EX5 1LA	Proposed permanent agricultural workers dwelling.

WOODBURY SALTERTON

25/1106/FUL 25/1107/LBC	Nutts Barn, Woodbury Salterton, Exeter EX5 1PG	Construction of a single storey link between the house and the annex to allow the use of the annex as a fully accessible ensuite bedroom
25/1189/TRE	The Old Vicarage, Village Road, Woodbury Salterton, Devon EX5 1PG	T1, Holm Oak: Fell

OTHER -

25/1070/MRES	Land South Of Meeting Lane Lympstone	Reserved matters application for layout, scale, appearance and landscaping for the erection of up to 42 dwellings, affordable housing and associated infrastructure and the discharge of conditions 5, 7, 8, 9, 10, 11 and 14 pursuant to outline application 24/0301/MOUT at land south of meeting lane Lympstone.

Appeals - None

APPEAL REF: APP/U1105/C/22/3365463, 3365464 & 3365465
LOCATION: Land at Greendale Farm Shop, Drive Through Vaccination Centre Sidmouth Road, Farringdon, Exeter EX5 2JU
Proposal: Erection of a building for use as an NHS Vaccination Centre and an associated car parking area without planning permission.
A planning application to retain this Building (ref no. 23/0298/FUL) was refused on 16 June 2023
A subsequent appeal (ref no. APP/U1105/W/23/3330631) has also been dismissed on 1 March 2024 with the Planning Inspectorate upholding the Council's reasons for refusal.

APPEAL REF: APP/U1105/C/22/3365468
LOCATION: Land north of unit 4 Greendale Farm Shop, Sidmouth Road, Farringdon, Exeter EX5 2JU
The alleged breach of planning control is the erection of a building on the site of a former poultry shed, without planning permission.
The proposal was rejected due to:

- The steelwork building is located outside of any Built-Up Area Boundary and is therefore considered to be in the countryside by the East Devon Local Plan 2013 – 2031.
- The landowner has not provided the Local Planning Authority with a use for the building and therefore its construction is not supported through the limited number of policies that allow development in countryside locations
- Furthermore, whilst it is acknowledged that application 18/2388/PDR confirmed that prior approval would not be required to change the use of the former poultry shed to flexible commercial use, evidence obtained by the LPA indicates that the former structure has been East Devon District Council Blackdown House Border Road Heathpark Industrial Estate Honiton Devon EX14 1EJ DX48808 Honiton Tel: 01395 516551 www.eastdevon.gov.uk completely removed from the site.
- The building is located outside of any recognised BUAB and is within the open countryside where new development is strictly controlled.
- The proposal is considered to be contrary to the provisions of Strategy 5B - Sustainable Transport, Strategy 7 - Development in the Countryside and Policy TC2 - Accessibility of New Development of the East Devon Local Plan 2013-2031 and the National Planning Policy Framework.