Planning Update 12th January 2026

(as of 12th January 2026)

Plan no	Location	Proposal	Comments	EDDC Decision / date
25/2233/FUL	7 Barton Close, Exton, Devon EX3 0PE	Enclosing existing front porch	Resolved: Woodbury Parish Council **supports** this application. Under Delegation	Approved 22/10/2025
25/1906/CPL Certificate of lawful development for proposed single storey rear extension. CPL Approve Part 1 Development may not begin unless a Biodiversity Gain Plan is submitted.				
25/1416/LBC	Exton Farm, Exmouth Road, Exton Devon EX3 0PZ	Conversion of curtilage listed barns to 3 residential dwellings.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. K. Perry and seconded by Cllr. Mrs. S. Coles). (Vote: 8-0)	Approved 10/11/2025
Before any work is undertaken to remove any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. In the case of cob buildings, the details of cob repairs shall be submitted to and approved by the Local Planning Authority. No works to install new doors and windows shall take place until joinery details at 1:5 and elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority. All pointing and rebuilding shall be in a natural hydraulic lime mortar. Roof lights shall be a conservation type set flush with the roof covering, with a dark grey external finish and integral glazing bar, and details shall be submitted to and approved in writing by the Local Planning Authority before their installation commences. The development shall be carried out in accordance with the Ecological Impact Assessment				

Planning Update 12th January 2026

(as of 12th January 2026)

25/1942/PIP	Land South of Orchard Cottage, Exmouth Road Exton	Permission in principle for demolition of garage and construction of 1no. dwelling	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. C. Hoar and seconded by Cllr. S. Parks) (Vote: 10-0)	Approved 17/12/2025
The applicant is advised that an application for approval of Technical Details Consent must be made and determined not later than the expiration of three years beginning with the date of this permission. The applicant is advised that mitigation is required at the Technical Details Consent stage with respect to the Pebble bed Heaths and Exe Estuary SPA and SAC.				

25/2029/FUL	Brentwood, Exton Lane, Exton, Exeter EX3 0PN	Proposed cladding of exterior of property and garage; proposed extension of existing porch roof to provide a veranda.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. S. Cole and seconded by Cllr. S. Parks) (Vote: 10-0)	Approved 25/11/2025
The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans. **Development may not begin unless**: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the Biodiversity Gain plan.				

Planning Update 12th January 2026

(as of 12th January 2026)

25/2440/TRE	Collingwood, Oakhayes Road, Woodbury, Exeter, EX5 1JT	T1 - Oak: reduce southeast limb, arising at 7-8m above ground level, to first available growth points. 100mm diameter of cut. Remove any hazardous deadwood.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. K. Perry and seconded by Cllr. J. Pyne) (Vote: 7-0)	Approved 08/01/2026
No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.				

25/2201/LBC	3 Church Stile Cottages, Church Stile Lane, Woodbury, Devon EX5 1HP	Removal of internal door and ironmongery (handle and hinges), sealing of the former opening between the two cottages, and replastering of the door area.	Resolved: Woodbury Parish Council **supports** this application. (Vote: 10-0) Subject to the Officer's report.	Approved 17/12/2025

25/0611/CPE	Jubilee House, Woodbury EX5 1LQ	Since purchasing Jubilee House, Woodbury in August 2018 the property has solely been used as a single-family house and not a HMO as currently classed.	NO Comment	Approved 10/09/2025

Planning Update 12th January 2026

(as of 12th January 2026)

25/1441/TCA	4 Culvery Close, Woodbury Devon EX5 1LZ	T1: Birch; G1: Birch; T2: Willow - pollard all trees to previous pruning points. T4: Acer - reduce height to match height of adjacent Cypress, tidy accordingly.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. K. Perry and seconded by Cllr. R. Ball) (Vote: 8-0)	LPA has no objections to proposed works 12/08/2025

25/1836/LBC	The Old Vicarage, Village Road, Woodbury Salterton, Devon EX5 1PG	Demolition of outbuildings and porch in service courtyard, works to the courtyard walls including raising the height of the wall, roofing over the courtyard. Construction of a garden wall attached to the service courtyard and a freestanding kitchen garden wall. Construction of a kitchen extension screened by the attached garden wall, accessible from the covered courtyard, with glazed elevation on to the rear garden. Enhancement works including installation of a heating and ventilation system, replacement of electrical services and thermal efficiency enhancements	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. I. Hunt and seconded by Cllr. R. Parr) (Vote: 10-0)	Approved 12/11/2025
External vents, flues and meter boxes - details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority. All pointing and rendering, as appropriate, shall be carried out using a lime-based mix, the specification of which shall be submitted to approved in writing by the Local Planning Authority. Details of any additional necessary repairs required as a result of the works, including methodology, specification or schedule shall be submitted to and approved in writing by the Local Planning Authority before continuing with the works. Any damage caused by or during the course of the carrying out of the works hereby permitted shall be made good in matching materials after the works are complete.				

Planning Update 12th January 2026

(as of 12th January 2026)

25/1835/FUL	The Old Vicarage Village Road, Woodbury Salterton, Devon EX5 1PG	Amendment to previously approved application 25/0064/FUL. Amendment is to take down the courtyard walls rather than retain them as part of previous approval. Demolition of outbuildings and porch in service courtyard, works to the courtyard walls including raising the height of the wall, roofing over the courtyard. Construction of a garden wall attached to the service courtyard and a freestanding kitchen garden wall. Construction of a kitchen extension screened by the attached garden wall, accessible from the covered courtyard, with glazed elevation on to the rear garden. Enhancement works including installation of a heating and ventilation system, replacement of electrical services and thermal efficiency enhancements	Resolved: Woodbury Parish Council supports this application. (Proposed by Cllr. I. Hunt and seconded by Cllr. R. Parr) (Vote: 10-0)	Approved 12/11/2025
Surface water drainage shall be provided by means of soakaways. Prior to commencement of any works on site (including demolition), the Tree Protection measures shall be carried out as detailed within measures. **Development may not begin unless:** (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the Biodiversity Gain plan Arboricultural Method Statement and Tree Protection Plans submitted by Aspect Tree Consultancy. Another 7 conditions linked to this development shall be carried out in accordance with the mitigation and enhancement measures. Development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the Biodiversity Gain plan.				

Planning Update 12th January 2026

(as of 12th January 2026)

25/1588/FUL	Coombe Dairy Annexe, Exe View Road, Lympstone, Exmouth EX8 5AZ	Unrestricted use as dwellinghouse	Delegation: The Parish Council supports this application. (Vote 5-1) Cllr. K. Perry voted against. Planning Report – planning response: Supports but suggests that the existing condition is tied to the existing house.	Refusal 10/10/2025
This site is located within the countryside outside of an identified Built-up Area Boundary where there are no development plan policies that explicitly permit this form of development. The resulting development would not align with the spatial approach to the distribution of housing and would not accord with the objectives of sustainable development. Furthermore, owing to the lack of nearby services and facilities and in the absence of any public transport serving the site, or suitable pedestrian or cycling routes, the proposal does not demonstrate benefits in terms of sustainability to outweigh the policy objection.				

23/2627/MFUL	Land North East of Parkfield Cottages, Pink House Corner, Lympstone	Construction of proposed 'Educatering' facility (use Class E(g) and B8) including parking, access, area for growing crops and landscaping	Resolved: Woodbury Parish Council **objects** to this application	Refusal 12/12/2025
Within CPA. Outside of BUAB. Not accessible to pedestrians (Policy TR2). Adverse visual impact, landscape and heritage harm				

Appeals – None