Planning Update 16th June 2025

Plan no	Location	Proposal	WPC	EDDC Decision & Date (Reason/Conditions)
25/0726/TRE	49 Fulford Way, Woodbury EX5 1PD	T1, Ash: crown reduce entire canopy to previous pruning points, maximum diameter of cuts 50mm.	Resolved: The Parish Council **supports** this application.	Approved 09/05/2025
25/0725/FUL	Penrose, Exton Lane, Exton, Devon EX3 0PN	Demolition of existing garage outbuilding, conservatory and bay window, and construction of new two story rear extension, new sun room to replace conservatory, and replacement bay window, including associated hard and soft landscaping with new gated access.	Resolved: The Parish Council **supports** this application.	Approved 12/05/2025
25/0591/FUL	23 Fulford Way, Woodbury, Exeter EX5 1PA	Single Storey extension on the South elevation and alterations to fenestration.	Resolved: The Parish Council **supports** this application.	Approved 09/05/2025
25/0350/DOC	The Meade, Sanctuary Lane, Woodbury, Devon EX5 1EX	Discharge of Condition for 23/1599/FUL: Condition 4 (Visibility splay)		Discharge of Condition 22/05/2025
25/0334/FUL 25/0335/LBC	Trevanin Farm, Village Road, Woodbury Salterton, Devon EX5 1PS	Replacement windows and doors, replacement porch and internal alterations including new loft insulation, partition wall alterations, new external paint colour and lighting.	Resolved: The Parish Council does **support** this application, if the design matches the existing and subject to the Listed Building Officer's report.	Approved - Standard Time Limit 22/05/2025

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25/0493/FUL	23 Long Park, Woodbury, Devon EX5 1JB	Repair and Maintenance of Existing Roof to include new Roof lights and Removal of Chimney, Fenestration alterations, External Cladding, Alter front garden to include Decking, Alter Existing External Steps, Install Air Source Heat Pump.	Resolved: The Parish Council **supports** this application.	Approved with Conditions 20/05/2025 Conditions: No works should be undertaken on Sundays or Public Holidays. On other days no construction work outside of the following hours: 08:00 hours and 18:00 hours Mondays to Fridays inclusive and 08:00 hours and 13:00 hours on Saturdays.
25/0622/FUL	Orchard Cottage, The Avenue, Exton, Exeter EX3 0PX	Proposal to demolish front wall and replace with breeze block or brick with lime render, painted and topped re-using available topping slates.	Resolved: The Parish Council **supports** this application.	Approved with Conditions 23/05/2025 Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the LPA: *Topping and Ridge materials including product details, sample and method of fixing.*
25/0595/TRE	7 Critchards, Woodbury, Exeter EX5 1PE	2 x Oak : lateral crown reduction of up to 5m on the sides facing the house, of both trees, by pruning the crowns back	Delegation: The Parish Council **supports** this application subject to the Tree Officer's Report.	Split decision 30/05/2025 **Granted**: permission to carry out work described below subject to the following conditions: T3, Oak (southern tree): Crown reduction of the trees eastern aspect by up to 2m, making pruning cuts of up to 50mm in diameter. **Refused**: permission to carry out work described below for the following reasons: 2 x Oak : lateral crown reduction of up to 5m on the sides facing the house, of both trees, by pruning the crowns back. 1. Both trees make an important contribution to public amenity and to the character of the area. The proposed crown reduction works would detract significantly from the appearance of the trees and the amenity they provide. Additionally, it would be harmful to the trees' health due to the removal of too much photosynthetic material. Lesser more appropriate works have been approved.

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24/2202/FUL	South Croft Studio, Town Lane, Woodbury, Exeter EX5 1NH	Change of use from commercial to residential outbuilding entailing no development of any kind. This is reversing an application (14/1046/FUL) granted in 2014	Resolved: The Parish Council **supports** this application.	Approved with Conditions 09/06/2025 The building can only be used in conjunction with, & ancillary to, the use of South Croft as a single dwelling house & shall not be used as a separate dwelling or for any commercial, industrial or business purpose.
25/0903/LBC	The Old Vicarage, Village Road, Woodbury Salterton, Devon EX5 1PG	6no. replacement timber windows and 1no. replacement door in the rear wing - windows and doors to be fitted with slim double glazed units and painted	Resolved: The Parish Council **supports** this application subject to Listed Buildings Officer's report.	Approved with Conditions 12/06/2025

Appeals –

Appeal Ref: APP/U1105/D/25/3363627 Application Ref is 24/2153/FUL	The development proposed is the construction of boundary fencing, a railway sleeper wall and a wood store.	28/05/2025 The appeal is dismissed.