Woodbury Parish Council

(serving Exton, Woodbury, and Woodbury Salterton)

Clerk to the Council: Mrs. Anne-Marie Bates
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Minutes of the Planning Committee Meeting held on Monday 26th January 2026 at 7.30pm

Present:	Chairman	Cllr. J. Pyne
	Vice Chairman:	-
	Councillors:	Cllrs, S. Parks, A. Wills, K, Perry, C. Hoar, Mrs. C. McGauley, Mrs. S. Knighton, Mrs M. Wright.
	District/County Councillors	Cllr G. Jung
	Officer:	Anne-Marie Bates
	Members of the Public:	1

P25/22 **Apologies for Absence**

Apologies for absence have been received from Cllrs R. Ball, Mrs. S. Cole, I. Hunt, R. Parr and County Councillors, J. Trail, H. Brown and District Cllr B. Ingham.

RESOLVED that the apologies be accepted.

P25/23 **Approval of Minutes**

RESOLVED that the minutes of the meeting dated **27th October 2025** were approved as a true record of the meeting.

Proposed Cllr S. Parks and seconded Cllr. A. Wills

P25/24 **Declarations of Interest and Dispensations**.

Cllr Mrs M. Wright of the planning application 25/2578/LBC by virtue of being the property owner.

P25/25 **Public Participation Session**

Cllr. G. Jung advised that he hoped the Parish Council would be discussing the options for the open space management of future development sites within the Parish.

Cllr G. Jung also advised that any future developments would have a Grampian Order due to South West Water not having enough local capacity. SWW envisage this to be rectified by the end of 2026,

P25/26 **Neighbourhood Plan / Village Design Statement**

25/26.1 Cllr J. Pyne provided an update regarding the Neighbourhood Plan. The report from the Inspector should be received shortly and it may result in some modifications prior to the plan being submitted to East Devon District Council.

The Clerk updated members regarding the trigger point when the CIL is calculated. It is the understanding that it is the commencement of the development not at the point of the planning application being approved. There seemed to be some differences of opinion of the trigger point at the District Council.

25/26.2 Village Design Statement, our current version Cllr A. Wills has reviewed, and it requires modifications. Cllr A. Wills is willing to lead with a working group being set up.
RESOLVED that the working group be set up and consist of Cllr A. Wills, Cllr. S. Parks and hopefully Cllr I. Hunt so representation is from all wards.

P25/27 **Play Area, Amenities & Open Spaces Policy**

25/27.1 Members considered the policy to complement our other policies.

RESOLVED that it be adopted.

P25/28 **Planning Applications for Consideration**
(a) Members considered the following planning applications:

Exton

25/2350/FUL Revised plans 20/01/2026	Kensmead, Green Lane, Exton, Devon, EX3 0PW	Erection of replacement dwelling following demolition of existing dwelling.	Resolved: Woodbury Parish Council **supports** this application with no further comments on revised plans. (proposed by Cllr C. Hoar and seconded by Cllr. S Parks) (8/0)

26/0011/FUL	Exton Farm, Exmouth Road, Exton, Exeter EX3 0PZ	Works to the North Shed at Exton Farm, including demolition of the existing modern monopitch roofed building and replacement with a dual-pitched slate roof containing a bat house and storage areas	Resolved: Woodbury Parish Council supports this application. (Proposed by Cllr C. Hoar and seconded by Cllr S. Parks) (8/0)

Woodbury

26/0081/TCA	2 Chowns Cottages, Parsonage Way, Woodbury EX5 1HY	T3, Himalayan Birch. Reduce height by 3m and prune laterals to shape accordingly	Resolved: Woodbury Parish Council **supports** this application, subject to the Tree Officers report. (Proposed by Cllr J. Pyne and seconded by Cllr K. Perry)
26/0016/MRES	Land South of Gilbrook House, Woodbury	23/2166/MOUT and the discharge of conditions 6 (Tree Mitigation Measures), 8 (LEMP), 10 (Flood Risk & Drainage), 13 (Flood Risk Details), 16 (Biodiversity Net Gain), 22 (Waste Audit Statement)), 23 (Energy & Sustainability Statement) and 24 (Pedestrian Footpath & bridge)	Resolved: Woodbury Parish Council **does not support** this application in its current form. Significant concerns remain across several key areas which currently do not meet the expected standards for the locality or the community's needs. However, we wish to be constructive and believe that with amendments, the development could become a positive addition. We hope that 3 West Group can address and accommodate the following points, we would then be minded to support the application: lack of visitor parking, design & materials of the dwellings, landscaping & boundaries, play area and open space provision, connectivity and safety. (see full response). (0/7) one abstained.
26/0024/FUL	Land To South Broadway Woodbury	Construction of pedestrian bridge	Resolved: Woodbury Parish Council **supports** this application, however the bridge needs safety lighting and non-slip surface on bridge. (Proposed by Cllr J. Pyne and seconded by Cllr S. Parks) (8/0)

Woodbury Salterton

25/2578/LBC	The Old Vicarage, Village Road, Woodbury Salterton, Devon EX5 1PG	Crittall opening lights, with slim double glazing - West elevation ground floor windows, fixed and opening lights - south elevation first floor window, to replace poor, modern fittings, and replacement timber doors with slim double glazing, ground floor doorways.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr C. McGauley and seconded by Cllr S. Parks) (8/0)

Appeals

(a) Coombe Dairy Annexe, Exe View Road, Lympstone, EX8 5AZ (Woodbury Parish)
Appeal submitted as East Devon District Council refused the application.
Hearing on 26th February 2026

RESOLVED that the Parish Council would not be making any further representations.

(b) Planning update received and noted. A copy can be found on our website.

P26/28 Date of the Next Meeting

Members agreed that the date of the next Planning Committee meeting will be Monday 23rd February 2026 at 7.30pm, in The Church Rooms subject to applications received or unless an additional meeting is called in the event of a major application requiring consideration.

Meeting Closed 9.10pm

Signed: _____
Chairman

Date: _____