Woodbury Parish Council

(serving Exton, Woodbury, and Woodbury Salterton)

Clerk to the Council: Mrs. Anne-Marie Bates
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Minutes of the Full Council meeting held on Monday 9th February 2026 at 7.30pm

Present:	Chairman	Cllr. R. Ball
	Vice Chairman:	Cllr. Mrs. S. Knighton
	Councillors:	Cllrs. J. Pyne, Mrs. S. Cole, K. Perry, I. Hunt, C. Hoar, S. Parks, A. Wills, Mrs. M. Wright.
	County/District Councillors	Cllrs J. Trail, Cllr G. Jung
	Officer:	Anne-Marie Bates, Clerk to the Council
	Members of the Public:	1

FC25/122 **Apologies for Absence**

Apologies were received by Cllrs R. Parr and Mrs. C. McGauley, also County Councillor Helen Brown.

RESOLVED that the apologies be accepted.

FC25/123 **Approval of Minutes**

RESOLVED that the minutes of Full Council meeting held on **12th January 2026** be approved as a correct and true record and signed by the Chairman.

Proposed by Cllr. Mrs. S. Cole and seconded by Cllr. C. Hoar

FC25/124 **Declarations of Interest and Dispensations**

None.

FC25/125 **Public Participation Session**

No comments received.

FC25/126 Clerk's Report

Meeting date	Task Name	Minute reference and details	Action taken (text)
13/02/2023	Tree	FC22/134.3	Kings Coronation / Duke of Edinburgh Tree – Trees received, ready for planting - Plaque to be sourced.
13.02.2023	Bonds Lane / Watery Lane connection	FC22/137.1 – Funding	Ownership of Watery Lane is being investigated.
10.11.2025	Planter for Woodbury Salterton	FC25/86.4	Received , being planted prior to installation.

- Trees at The Green have been removed and replacements will be planted this month.
- Noticeboard Woodbury Allotments, WS Barrier, WS Play Area gate to be fixed, along with P3 post near Woodbury Business Park
- Exton Park, fallen trees - our contractor will action; the broken dog bin has been reported to EDDC.
- Old Plantation WS, moving Willow tree, has been reported, awaiting quote.
- Town Lane flooding / Cricket Field – site visit with contractor. Ditch / tree works in adjacent field. Some work will be carried out in Cricket Field and the unauthorised entrance removed. The drains seem to be silted up, and movement of water is minimal. DCC are aware.

FC25/127 Reports

a) **Chairman,** Cllr R. Ball does not have anything to report has been on leave.

b) **Parish Councillors** – Cllr J. Pyne advised that he had attended the EDDC Playing Pitch & Outdoor Sports webinar. It didn't mention the football pitch at WCPF. Closing date of the "playing pitch & outdoor sports strategy" is 27th February 2026. (ACTION - JP /AW).
Cllr A. Wills is working through the current Village Design Statement and looking at the areas where it needs to be updated. He will bring his findings to a Planning Committee meeting.
Cllr Mrs. S. Knighton advised members that she and a resident had been working on the Woodbury Emergency Plan and will bring this to members at a future meeting. Cllr. Mrs. S. Knighton questioned our Facebook page and how we can get more residents to follow it. The Clerk advised it is advertised monthly
Cllr Mrs. M. Wright raised concerns of some residents of the activities at Hogsbrook and suggested a meeting with Greendale. (ACTION – Clerk)
Cllr Mrs. S. Cole raised the concerns of Exton residents with regards to the pot holes on the A376 Exton near the bus stop. Repairs have been completed several times with the holes returning shortly afterwards. An emergency vehicle even had a tyre blow out. Concerns that repairs are not satisfactory and the financial implications of returning contractors.

c) **Cllr. J. Trail** gave a report including that Highway repairs that fail in a certain time limit the contractor must return and not charge DCC.
There are over 600 potholes and a lot of issues due to the ongoing rainy weather. Contractors are also those, gritting roads and clearing up floods. Some scheduled works have now been delayed so these crews can carry out the repairs.

Cllr. J. Trail asked that we continue to report any issues online – “report it” page.
Discussions with the MP have taken place due to the poor condition of the roads around St Peters especially when diversion routes will be required due to Dinan Way extension. These will have to be addressed before works take place.
The Broadway development, DCC Officers are discussing the controlled crossing / parking issues with Taylor Wimpey.
Bond Lane is closed and the Highways Officer is arranging for road damage and ditch issues to be rectified.
Globe Hill and the BT issues should be resolved in the next couple of weeks.
Watery Lane ownership, DCC are investigating.
Salters Globe Hill development has been delayed to the end of 2026 start of 2027, however the traffic calming measures are agreed in principle.
Cllr J. Trail also discussed DCC budgets and that 79% was being spend on Adult Services and SEND.
The Clerk advised that **Cllr Mrs. H. Brown** had forwarded the Highway Lab report, which members noted.
Cllr. G. Jung gave his report including details of Woodbury Sewage performance.
Woodbury SWW infrastructure is the worst performer of storm overflows in East Devon, (by the number of hours).
Regulations say that the combined sewer overflow discharges should only be used in storm conditions. However, 861 hours were recorded last year suggesting a significant overloading at the works. Dry Weather Flow is over its Environment Agency permit by 5%. Measures need to be put in place to ensure compliance and with development the EA will be required to update the permit.
As a priority, proposed works is to restrict surface water and ground water ingression into a combined sewage network at Oakhayes, Summerfield and Broadway. (496.44 m of sewer lining 62 m of patch repairs 11 dig down repairs, rehabilitate 28 manholes and remove 2 road gullies to nearby surface water pipes)
There are not planned improvement to the treatment of effluent at the works.
Improvements to the water pressure by a new water main from the Top of Globe Hill to Broadway between June and July – traffic controls will be required.

FC25/128 <u>Finance</u>

FC25/128.1 Approval of payments and receipts

Cllr. Mrs S. Cole proposed that the payments be approved for January 2026; this was seconded by Cllr. I. Hunt and was unanimously agreed.

RESOLVED that the payments be approved.

February Payments

Payments							
DATE	Payee	Reason	Intern	Type	Nett	VAT	TOTAL
28.01.2026	Firstcom Europe	Telephone / Internet	18	DD	52.18	10.44	62.62
31.01.2026	Unity Trust Bank	Bank Charges	19	DD	12.15	0	12.15
							74.77
09.02.2026	East Devon District Council	Car Park / Premises	1	SO	0.00	0.00	0.00
09.02.2026	Grange Cleaning	Toilets clean (Monthly)	2	BACS	456.25	0.00	456.25
09.02.2026	Mrs C Lear	Office Rent (monthly)	3	SO	462.00	0.00	462.00
09.02.2026	Personnel	Personnel	4	BACS	6,420.46	0.00	6,420.46
09.02.2026	Everflower Water	Water	5	DD	118.58	0.00	118.58
09.02.2026	Mrs A Bates	HP Instant Ink	6	BACS	46.66	9.33	55.99
09.02.2026	Mrs A Bates	Microsoft 365 Business Basic	7	BACS	17.02	3.40	20.42
09.02.2026	British Gas	Electricity (Office)	8	DD	225.42	11.27	236.69
09.02.2026	British Gas	Electricity (Toilets)	9	DD	34.65	1.73	36.38
09.02.2026	British Gas	Electricity (Exton)	10	DD	17.04	0.85	17.89
09.02.2026	Gulliford Cemetery	Grant CANCELLED	11	BACS	0.00	0.00	0.00
09.02.2026	Alison Smeatham	Refund of payment in error	12	BACS	13.00	0.00	13.00
09.02.2026	BE and DJ Phaby	Refund of payment in error	13	BACS	18.50	0.00	18.50
09.02.2026	EDF	The Green Electric	14	BACS	21.88	0.00	21.88
09.02.2026	Acres Overland Limited	Timber gate - WS allotments	15	BACS	165.00	33.00	198.00
09.02.2026	Axminster Town Council	RP11 Training Course	16	BACS	714.00	0.00	714.00
09.02.2026	SLCC	Training Seminar	17	BACS	85.00	17.00	102.00
09.02.2026	Mrs A Bates / Mrs W. Gillings	Imprest Account	18	BACS	108.67	10.58	119.25
09.02.2026	South West Water	Woodbury Allotments	19	BACS	130.66	0.00	130.66
09.02.2026	Bagwells Limited	Flower Street Toilets Leak	20	BACS	143.00	28.60	171.60
09.02.2026	Huws Gray	Sleepers Community Allotment	21	BACS	328.00	65.60	393.60
09.02.2026	Woodbury Salterton Village Hall	Hall Hire- 09.02.2026	22	BACS	30.00	0.00	30.00
09.02.2026	Parrs Farm	Xmas Tree Exton / Plants	23	BACS	163.17	3.33	166.50
		TOTAL			**9,718.96**	**184.69**	**9,903.65**
Receipts							
January	Allotment Rents	Woodbury		R1	417.51	0.00	417.51
January	Allotment Rents	Woodbury Salterton		R2	395.00	0.00	395.00
02.01.2026	Woodbury Community Garden	Bulbs		R3	5.00	0.00	5.00
		TOTAL			**817.51**	**0.00**	**817.51**

FC25/128.2 Bank Reconcilliations

Members to agree that the bank reconciliations, and trial balances for January 2026.

RESOLVED that they be approved. Theses were signed by Cllr S. Parks

Current Account - Unity Trust Bank

Monthly Meeting Balance Sheet	**Jan-26**
Payments	21,647.87
Income (previous month)	-11,929.47
Monthly Meeting Balance Total	9,718.40
Bank Statement (1st of Month)	69,743.31
Bank Statement (Last day of Month)	48,838.18

Bank Statement Balance	-20,905.13
Monthly Meeting Total - Bank Stmt Balance Total	**-11,186.73**
Payments presented in a different month	74.77
Receipts received but presented in diff. month	11,929.47
Additional Receipts received	-817.51
Difference	**11,186.73**
Savings Unity Bank	71,739.11
Savings Unity Bank Interest	0.00
Total	**71,739.11**
Cambridge & Counties Bank	87,723.36
Interest (OPENED 02/10/2023)	245.13
Deposit A/c Monthly Balance	87,968.49
Grand TOTAL at end of Month	**208,545.78**
Imprest Account	250.00
TOTAL	**208,795.78**

FC 25/129 Planning

FC25/129.1 **RESOLVED** that the following comments be submitted to the East Devon District Council:

26/0018/VAR Original reference 19/2032/MFUL	Exton Farm, Exmouth Road Exton, Exeter EX3 0PZ	Conversion of existing barns to 3 no. residential dwellings and the demolition of existing barns and their replacement with 7 no. new build dwellings, alterations to existing vehicular access onto Mill Lane, parking, drainage and landscaping. Variation to conditions 2 (Plans) and 9 (Ecology) of 19/2132/MFUL (Conversion of existing barns to 3 no. residential dwellings and the demolition of existing barns and their replacement with 7 no. new build dwellings, alterations to existing vehicular access onto Mill Lane, parking, drainage and landscaping	Resolved: Woodbury Parish Council **supports** this application. (proposed by Cllr. C. Hoar and seconded by Cllr. Mrs. S. Cole) (10/0)

With the planned development at Exton Farm and within the vicinity it was suggested that a meeting is set up with the developer to discuss flood alleviation.
ACTION – Clerk to arrange

25/2116/MFUL	Greendale Farm Shop Sidmouth Road, Farringdon EX5 2JU	Part retrospective application for retention of existing building for a flexible commercial use (Class E and B8) and retention of car park	Application now closed, an existing extant enforcement notice being upheld after a public inquiry which requires the removal of the building. This application is not determined in line with Section 70 of the TCPA 1990.

Appeals – None

FC25/128.2 **Planning Update**
Planning update was circulated (separate report on website)

RESOLVED that these be noted.

FC25/130 **<u>Projects</u>** (This will be a standing item going forward as the Councils priority projects)

Members to receive an update on current projects; discuss and agree any action.

a) Watery Lane (Cllrs R. Ball/ R. Parr), various options are being explored to make a multi-use track (pedestrian, cycle, horse) to link Pound Lane with Bond Lane and networks beyond.
b) Woodbury Community Playing Fields (Cllrs Mrs C McGauley / A. Wills) – the Parish Council is waiting notification of the new committee and then discuss their plans for 2026.
c) Woodbury Village Hall (Cllrs K. Perry / Mrs S. Knighton) – no update other than there is a meeting in March.
d) Cricket Field (Cllrs Mrs C. McGauley / K. Perry), communication from the Cricket Club has been received and discussions with them will be held once we have received a legal update of our lease arrangements.

FC25/131 **DDC Strategic Planning / Neighbourhood Plan / Local Government Reorganisation**

FC25/131.1 Cllr. A. Wills advised that there has not been a recent EDDC Strategic Planning meeting.

FC25/131.2 Cllr J. Pyne provided members with an update of the status of the Neighbourhood Plan. The Examiners report has been received with some comments which the Steering Group have agreed to most of the changes. This will now be submitted to EDDC Committee for their consideration and confirmation that the NP can go to the next stage which is the referendum. Thanks was given to Angela King, EDDC Officer for all her assistance.

FC25/131.3 Local Government Reorganisation Consultation of the five proposals is now live and closes 26th March 2026.

ACTION – Clerk to arrange a meeting to finalise a response.

FC25/132 **<u>Items to Note</u> <u>/ Correspondence</u>**

14.01.2026 Budget & Precept Explanation

21.01.2026 Draft Playing Pitch & Outdoor Sport Strategy Town & Parish webinar

26.01.2026 Exeter Plan – Examination Hearings
The Exeter Plan examination will include hearing sessions held in public on the following dates:

- Week 1: Tuesday 3 March to Friday 6 March 2026
- Week 2: Tuesday 10 March to Friday 13 March 2026
- Week 3: Tuesday 12 May to Friday 15 May 2026
- Week 4: Tuesday 19 May to Friday 22 May 2026

Weeks 1 to 3 will be held in person at Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN. Week 4 will be held virtually. Hearing sessions will typically run between 09:30 to 17:30

27.01.2026 Our Gilbrook Site response to EDDC

Members noted the above communications.

FC25/133 Public Forum / Items for the next agenda

- Woodbury Emergency Plan
- Formal request for 20mph in each village centre.
- Parish Assembly to discuss this year's format.

FC25/134 Date of future meeting

The next Full Council meeting will be held on **Monday 9th March 2026** starting at 7.30pm, in Exton Village Hall.

Upcoming meetings

Planning Committee,	23rd February 2026, 7.30pm
Staffing, Finance, Policy Committee,	23rd February 2026, 8.15pm

Meeting closed at 9.20pm

Signed: _____
Chairman

Date: _____