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 May 2026 at 7.30pm

Present:	Chairman	Cllr. J. Pyne
	Vice Chairman:	Cllr. R. Ball
	Councillors:	Cllrs, S. Parks, A. Wills, K, Perry, C. Hoar.
	District/County Councillors	Cllr. G. Jung
	Officer:	Anne-Marie Bates
	Members of the Public:	0

P26/9 Election of Chairman

To *Propose* and *Second* nominations for the office of Chairman and, if there is more than one nominee, to vote thereon.
Cllr. S. Parks proposed Cllr J. Pyne as Chairman this was seconded by Cllr R. Ball. No other nominations were received.

RESOLVED that Cllr. J. Pyne be Chairman.

P26/10 Election of Vice Chairman

To *Propose* and *Second* nominations for the office of Chairman and, if there is more than one nominee, to vote thereon.

Cllr. K. Perry proposed Cllr. C. Hoar as Vice Chairman, this was seconded by Cllr. R. Ball No other nominations were received.

RESOLVED that Cllr. C. Hoar be Vice Chairman.

P26/11 Apologies for Absence

Apologies for absence have been received from Cllrs R. Parr, Mrs. S. Knighton, I. Hunt, Mrs M. Wright and Mrs. S. Cole.

RESOLVED that the apologies be accepted.

P26/12 **Approval of Minutes**

RESOLVED that the minutes of the meeting dated **27th April 2026** be approved as a true record of the meeting.

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

P26/13 **Declarations of Interest and Dispensations**.
Cllr S. Parks regarding 26/0016/MRS by virtue of being a business associate of 3West Group (not in Woodbury village).

P26/14 **Public Participation Session**
None

P26/15 **Neighbourhood Plan / Village Design Statement**

26/15.1 Neighbourhood Plan
This is going to referendum on 30th July 2026 and hopefully to EDDC Committee in September

26/15.2 Village Design Statement
Consultation with residents will be taking place on 4th September 2026.

P26/16 **Planning Applications for Consideration**

(a) Members considered the following planning applications:

Exton

26/0790/TEC	Land South of Orchard Cottage, Exmouth Road, Exton	Technical details consent for demolition of garage and construction of 1no. Dwelling (following approval of 25/1942/PIP)	Resolved: Woodbury Parish Council does **not support** this application in its current form (Proposed by Cllr. R. Ball & Cllr. K. Perry seconded)
26/0892/FUL	Woodend, The Avenue, Exton, Exeter EX3 0PX	Demolish single storey extension and erection of new single storey extension on rear/north elevation. Erection of replacement conservatory on west elevation and terrace with glazed canopy.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. C. Hoar & Cllr. S. Parks seconded) (Vote 6-0)
26/0893/LBC	Woodend, The Avenue, Exton, Exeter EX3 0PX	Demolish single storey extension and erection of new single storey extension on rear/north elevation. Erection of replacement conservatory on west elevation and terrace with glazed canopy. Other works include changes in partition walls, 1no door blocked, 1no new doorway to be created, 1no window removed.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. C. Hoar & Cllr. S. Parks seconded) (Vote 6-0)

Woodbury

26/0016/MRES	Land South of Gilbrook House, Woodbury	Reserved matters application (appearance, layout, scale and landscaping) for the construction of 57 residential dwellings including affordable housing, public open space, associated infrastructure pursuant to outline planning application 23/2166/MOUT and the discharge of conditions 6 (Tree Mitigation Measures), 8 (LEMP), 10 (Flood Risk and Drainage), 13 (Flood Risk Details), 16 (Biodiversity Net Gain), 22 (Waste Audit Statement), 23 (Energy and Sustainability Statement) and 24 (Pedestrian Footpath and Bridge)	Resolved: Woodbury Parish Council does **not support** this application. (Proposed by Cllr. A. Wills & Cllr. R. Ball seconded) (Vote 0-5) (Cllr. S. Parks abstained) Concerns with Lighting on footpaths and unadopted roads, play provision, Grampian Order for South West Water, ongoing concerns with Gilbrook Bridge.
26/0713/FUL	21 Meadow View Close, Woodbury EX5 1FW	Proposed Change of use of agricultural land to residential	Resolved: Woodbury Parish Council supports this application. (Proposed by Cllr. C. Hoar & Cllr. S. Parks seconded) (Vote 6-0)
26/0678/FUL	1 Fairview, Globe Hill, Woodbury EX5 1JR	Construction of a first-floor rear extension, formation of a flat-roof rear dormer, and replacement of the rear roof covering.	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. A, Wills & Cllr. S. Parks seconded)
26/0796/LBC	1 Fair View, Globe Hill, Woodbury EX5 1JR	Construction of a first-floor rear extension and formation of a flat roof rear dormer, and replacement of the rear roof covering. Internal refurbishment works including replacement of floor structures including some height differences, plaster, joinery, installation of new heating and plumbing systems and floor layout changes. External repairs including changes to fenestration, repairs to windows, replacement of cement render and rainwater goods	Resolved: Woodbury Parish Council **supports** this application subject to the Conservation Officers Report. (Proposed by Cllr. A, Wills & Cllr. S. Parks seconded)

Woodbury Salterton

25/1089/AGR Amended	Hogsbrook Farm Woodbury Salterton Exeter EX5 1PY	Re-configuration of 3 no. surface water catchment ponds.	Resolved: The Parish Council does **not support** this application. Resolved: Woodbury Parish Council do not support this application. In the summer of 2019, there was a farm-yard run off incident into the Grindle Brook. Following this, retrospective permission was granted (21/0489/MFUL) for an extension to an agricultural building and also construction of a farm wetland drainage system together with associated bank regrading. This included 3 surface water catchment ponds. This was described as a long term solution, overseen by the Environment Agency, and we are concerned that we are now looking at amendments to these after only a few years. We would like to understand the reasons for these amendments and the views of the Environment Agency and Devon Flood Officers. We are concerned that any changes may affect the control of pollution of Grindle Brook. The Exe Estuary that it flows into is an SSSI site, that suffers from poor water quality and has significant protections already. Until we have a clearer understanding of these points, we are unable to give our definitive view on this application. (Proposed by Cllr. J. Pyne & Cllr. A. Cole seconded) (Vote 0-7) (no change in comments)

Appeals

Appeal relating to Planning Application **23/2627/MFUL**

Land north-east of Parkfield Cottages, Pink House Corner.

A comprehensive response has been submitted to the Inspector to support East Devon District Council Officer recommendation for not approving this application.

The Parish Council will also attend the hearing on 23rd June 2026 and Cllr J. Pyne speaking.

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

P26/17 **Traffic Data**

Members to agree the draft letter is sent to East Devon District Council, Devon County Council and others regarding traffic data and the cumulative impact of developments especially on this Parish.

RESOLVED that the letter be sent.

P26/18 **Date of the Next Meeting**

Members agreed that the next Planning Committee meeting will take place on Monday 22nd June 2026 at 7.30pm, The Church rooms, Woodbury.

Meeting Closed 8.45pm

Signed: Chairman _____ Date: _____