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 27th July 2026 at 7.30pm

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

P26/28 **Apologies for Absence**

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

RESOLVED that the apologies be accepted.

P26/29 **Approval of Minutes**

RESOLVED that the minutes of the meeting dated **22nd June 2026** be approved as a true record of the meeting.

Proposed Cllr I. Hunt and seconded Cllr. J. Pyne.

P26/30 **Declarations of Interest and Dispensations**.

Cllr S. Parks has a disclosable Pecuniary Interest by virtue of being the applicant of the planning application 26/1289/MOUT.

P26/31 **Public Participation Session**

Cllr G. Jung wanted to clarify any misconceptions that he or East Devon District Council are against planning. They are working with the Environment Agency (EA) and others to make sure that there is sufficient South West Water infrastructure.
The EA are more confident that works will be completed within 3 years.
Currently the Industry Standard Weather flow should be x3 but Exmouth Sewage Works is x 2.
New permits will have to be applied before any houses are occupied after the current Grampian Order expiring in December 2026. A new permit could allow more discharges.

Mr Parks spoke on his planning application 26/1289/MOUIT, Land to the East of Nutwell Road. He highlighted several points including that the site had passed Strategic Housing Land Availability Assessment (SHLAA) and Housing and Economic Land Availability Assessments (HELAA). Affordable Housing will be at 30%, types will include bungalows, 30% Biodiversity Net Gain, plus additional planting and the existing trees will remain. 10 metre bat buffer zone, houses will have bat boxes etc. wildlife inter property fences, cycle and footpaths. Conversations with MOD regarding a new footpath connection from Meeting Lane to the development.

P26/32 **Planning Applications for Consideration**

(a) Members considered the following planning applications:

Exton		
26/1293/FUL Kensmead Green Lane Exton Exeter EX3 0PW	Erection of garage and extension to dwelling approved on 25/2350/FUL.	Resolved: Woodbury Parish Council **supports** this application subject to a soft landscape plan being implemented due to the loss of planting. The plan should compensate BNG. (Proposed by Cllr. C. Hoar & Cllr. S.Parks seconded) (Vote 6-0)
26/1289/MOUT Land To The East Of Nutwell Road Lympstone	Outline permission for up to 70 dwellings, formation of vehicular access from Nutwell Road and pedestrian access from Meeting Lane, public open space, other associated infrastructure, as well as the demolition of the two existing agricultural barns, with all matters reserved apart from access	Resolved: Woodbury Parish Council **supports** this application with comments regarding; a) Affordable Housing, b) Visitor Parking, c) Energy Efficient Standards, d) Pedestrian Infrastructure, e) Play Provision f) Public Transport. Full response can be found on the planning portal. (Vote 5-0) Cllr. S. Parks did not take part in considering this application and left the meeting room.
Woodbury	None	
Woodbury Salterton	None	
Other		
Clyst Coffee - Licensing application Woodbury Common Car Parks - Four Firs, Model Airfield, Estuary View and The Castle	A van serving a selection of hot and cold iced drinks, along with locally made cakes and other various light snacks	Resolved: Woodbury Parish Council **supports** this application with the condition that all rubbish is removed from site (Proposed by Cllr. J. Pyne & Cllr. I. Hunt seconded) (Vote 6-0)

Appeals

23/2627/MFUL Construction of proposed 'Educatering' facility (use class E(g) and B8) including parking, access, area for growing crops and landscaping

The hearing was on 23rd June 2026, Cllr J. Pyne and Cllr K. Perry attended the meeting with the Inspector to forward the Parish Council's and resident's concerns. Unfortunately, although the Inspector agreed with all the points raised, she granted permission as weight was given to "business" and "employment" elements.

Members noted the response from Mr. Ed Freeman, East Devon District Council following our letter and press release.

RESOLVED – Members agreed with Mr Freeman's recommendation that a Judicial Review challenge, was, unfortunately not suitable for this case.

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

P26/33 DCC (East Devon HATOC) (Traffic Regulation) Amendment Order 2026

Members received an update on proposals for Town Lane, Globe Hill and Fulford Way. Some residents have commented on these, some in favour others not. Fulford Way double yellow lines have been painted; a car was not moved so the lines are currently either side of it.
Globe Hill to be completed and Town Lane works (outside the school) have been resubmitted.

P26/34 <u>Date of the Next Meeting</u>

Members agreed that the next Planning Committee meeting will take place on Monday 28th September 2026, 7.30pm, The Church rooms, Woodbury.

Meeting Closed 8.15pm

Signed: Chairman _____ Date: _____