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 28th September 2026 at 7.30pm

Present:	Chairman	Cllr. J. Pyne
	Vice Chairman:	Cllr. R. Ball
	Councillors:	Cllrs R, Parr, S. Parks, A. Wills, C. Hoar
	District/County Councillors	Cllr G. Jung
	Officer:	Anne-Marie Bates
	Members of the Public:	4

P26/41 **Apologies for Absence**

Apologies for absence have been received from Cllrs Mrs. S. Cole, Mrs. S. Knighton, I. Hunt, also C. Cllr Jeff Trail, H. Brown and District Cllr B. Ingham.

RESOLVED that the apologies be accepted.

P26/42 **Approval of Minutes**

RESOLVED that the minutes of the meeting dated **17th August 2026** be approved as a true record of the meeting.

Proposed Cllr S. Parks and seconded Cllr. R. Parr.

P26/43 **Declarations of Interest and Dispensations**.

Cllr. R. Parr declared an interest by virtue of being a contractor - 25/0078/MOUT.

Dispensation, the Clerk gave to all members to discuss the application 26/1878/TCA by virtue of being the Parish Council's application.

P26/44 **Public Participation Session**

Cllr G. Jung congratulated the Parish Council with the result of their Neighbourhood Plan, which is now adopted.
He also confirmed that the Woodbury Salterton Stream Clearance will be going ahead on 17th October 2026 so would appreciate as much assistance as possible.
No other resident comments.

P26/45 **Planning Applications for Consideration**

The Clerk advised members that the following items were to be deferred or removed from this agenda.

26/1293/FUL	Kensmead Green Lane Exton Exeter EX3 0PW	Erection of dwelling as approved by 25/2350/FUL with additional extension and detached garage	Deferred
26/1898/FUL	3 Summerfield, Woodbury EX5 1JF	Proposed single storey extension to rear of existing property and porch to the front	Deferred
26/1767/FUL	Sanctuary Farm, Sanctuary Lane, Woodbury EX5 1EU	Demolition of existing dwelling and outbuildings and construction of a replacement dwelling with associated works	Removed as not in Parish.
26/1810/CPL	Little Acre, Toby Lane, Woodbury Salterton EX5 1PU	Certificate of Lawful Development for proposed porch and loft conversion including Velux windows	Removed

(a) Members discussed and considered the following planning applications:

EXTON – No applications

WOODBURY

26/1820/FUL	Meadowside, Broadway, Woodbury EX5 1NR	Two-storey extension, side porch and internal alterations.	Resolved: Woodbury Parish Council **supports** this application (Proposed by Cllr. A. Wills & Cllr. S. Parks seconded) (Vote 6-0)
25/2648/MRES	Land To South of Broadway Woodbury	Reserved matters application (appearance, layout, scale and landscaping) for the construction of 70 residential dwellings and associated access, infrastructure, and public open space pursuant to outline planning application 22/2838/MOUT and the discharge of outline conditions 1 (Time Period), 2 (Reserved Matters), 4 (CEMP), 5 (Roads/Cycleways), 7 (Flood Risk), 9 (FFL), 10 (Tree Protection), 15 (LEMP) and 19 (Bus Stop).	Resolved: Woodbury Parish Council **does not** support this application. (Proposed by Cllr. J. Pyne & Cllr. R. Ball seconded) (Vote 0-6) The main reasons fall under the following categories; Highways, Traffic and Safety, Bus Stop Locations, Waste Collection, SWW capacity, Pressure on Utilities, Dwelling Designs, layout, lighting and connectivity.

26/1878/TCA	Woodbury War Memorial, Greenway, Woodbury, Devon EX5 1LP	T64, Lime: reduce where overhanging play equipment to achieve 0.5m of horizontal clearance, Maximum Diameter of Cuts (MDC) 50mm. T65, Oak: reduce lowest branch back to first live union 2m distal from stem, MDC 100mm. Reduce any other branches overhanging play equipment to achieve 0.5m of horizontal clearance, MDC 50mm. Pear & Rowan: crown lift over footpath as required to give a minimum clearance 2.5m, MDC 25mm.	Dispensation given. Resolved: **Supports**. Proposed by Cllr. J. Pyne & Cllr. R. Ball seconded) (Vote 6-0)
26/1895/VAR	Woodbury C Of E Primary School, Castle Lane, Woodbury, Exeter EX5 1EA	Variation of Condition 2 (Approved Plans) of planning permission 26/0810/FUL (Replacement of existing playground fence together with additional sections and gates to complete security to playground) to allow the fencing to be raised in height and stepped to accommodate the site levels.	Resolved: **Supports** (Proposed by Cllr. R. Parr & Cllr. A. Wills seconded)
26/1840/LBC	Woodbury C Of E Primary School, Castle Lane, Woodbury, Exeter EX5 1EA	Replacement of existing playground fence together with additional sections and gates to complete security to playground. Fence will be stepped to accommodate slope to existing playground	Resolved: **Supports** (Proposed by Cllr.R. Parr & Cllr. A. Wills seconded)

WOODBURY SALTERTON - None

OTHER

25/0078/MOUT	Land at Higher Marley Road, Exmouth	Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 119 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Higher Marley Road.	Resolved: **does not support**. (Proposed by Cllr. R. Ball & Cllr. A. Wills seconded) (Vote 0-4) (Cllr R. Parr did not vote, Cllr S. Parks abstained). Main reasons; Unsustainable cumulative infrastructure, Highway Saturation, Strain on overburdened Wastewater, Healthcare, Education. Urban Sprawl, Settlement coalescence, Cumulative Ecological and Environmental pressures, Surface Water Runoff & Flood Risk, New Local Plan Considerations.

RESOLVED that a letter is sent to our neighbouring Parish Councils regarding the cumulative impact of so much development.

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

P26/46 **Date of the Next Meeting**

Members agreed that the next Planning Committee meeting will take place on Monday 26th October 2026 at 7.30pm, The Church Rooms, Woodbury.

Meeting Closed 8.45pm

Signed: Chairman _____ Date: _____