Woodbury Parish Council

(serving Exton, Woodbury, and Woodbury Salterton)

Clerk to the Council: Mrs. Anne-Marie Bates
Woodbury Parish Council Offices,
Greenside, Greenway,
Woodbury, Devon EX5 1LP

Telephone: 01395 233791
Email: clerk@woodburyparishcouncil.gov.uk

Minutes of the Full Council meeting held on Monday 13th July 2026 at 7.30pm

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

FC26/51 **Apologies for Absence**

Apologies were received by Cllrs Mrs. S Knighton and I. Hunt, also County Councillor Helen Brown.

RESOLVED that the apologies be accepted.

FC26/52 **Approval of Minutes**

RESOLVED that the minutes of the Council meeting held on **8th June 2026** be approved as a correct and true record and signed by the Chairman.

Proposed by Cllr. J. Pyne and seconded by Cllr. S. Parks

FC26/53 **Declarations of Interest and Dispensations**

Cllr R. Parr declared an interest by virtue of being the applicant for 26/1238/FUL and 26/1302/AGR, also the landowner for 25/1338/MFUL.

FC26/54 **Public Participation Session**

Mr. House provided information with regards to his application being considered 26/1319/AGR.

Mr K Perry statement was read regarding his huge disappointment at the outcome of the appeal for the Educatering facility on land near to Pink House Corner. He hoped that the Parish Council will be expressing their disappointment to East Devon District Council.

The Chairman moved Appeals to the next item on the agenda.

FC26/55 **Appeals**

Educatering Appeal was heard on 23rd June 2026, which Cllr J. Pyne, Cllr K. Perry, Cllr S. Francis (LPC), Mrs J. Moffat and residents attended and made representations. Unfortunately, the Inspector's decision was to permit development. The Parish Council was in utter disbelief and many members had concerns that this appeal outcome will would set a precedent for other applications.

RESOLVED that a letter be written to East Devon District Council / Devon County Council, also submit a press release.

FC26/56 **Clerks Report**

Members noted the Clerk's report.

- Following the closure of Globe Hill for South West Water works, we received several requests from residents asking whether the historic Arch water pump could be restored to its former glory. Within just a week, the Clerk successfully secured funding from Salter Property and the Austin Family and coordinated with Orchard Memorials to reschedule their work programme allowing the restoration to go ahead during the road closure. The works were completed today, and the pump looks fantastic. Members were delighted to see this historic village feature brought back to life, and heartfelt thanks were extended to everyone involved.
- Anti-Social Behaviour, there has been another spate of young people in the village causing issues for residents and damaging council assets. The Police have been informed.
- South West Water Works on Globe Hill, the office has been inundated with residents raising their concerns and frustrations with regards to the road closure, lack or incorrect signage, diversion routes through country lanes causing damage to property as well as poor communication with SWW. The Parish Office has tried to resolve these issues by contacting SWW and Devon County Council.

Meeting date	Task Name	Minute reference and details	Action taken (text)
13.02.2023	Tree	FC22/134.3	Kings Coronation / Duke of Edinburgh Tree to be planted in coming weeks. 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.

FC26/57 **Reports**

a) Chairman, Cllr R. Ball said that he, Cllr J. Pyne and the Clerk had attended the Exe to Otter meeting. The Clerk provided members with the main points discussed at the meeting which included;
SANGS (Suitable Alternative Natural Greenspaces) – suitable locations are still trying to be found. EDDC to be contacted for an update.
Local Government Reorganisation; there is still significant uncertainty regarding the final structure model, Central Government should be making a decision later in the week.
Exe Estuary Management Partnership; their constitution is still being reviewed.
Burial grounds and diminishing cemetery capacity, it was raised about the responsibility within EDDC assessing future cemetery provision requirements, this is to be investigated further.
Cumulative traffic impacts associated with multiple development proposals; there is insufficient transport data to allow councils to property interrogate and understand the combined impacts.
The Parish Council sent a letter regarding the cumulative impact of the many proposed developments in the west part of East Devon, and several holding responses have been received. David Reed MP has replied, and he will be raising our concerns with EDCC and DCC.
CTCRM Sports – pitch improvements (Presentation later in the month)
Planning changes- update given.

b) Parish Councillors – Cllr J. Pyne advised that he and the Clerk attended the CTCRM presentation on their "Sports Hub" proposal. It included several all-weather pitches, club house, athletics track, perhaps padel courts and other sporting facilities. The hub would not just be for the CTCRM to use but for clubs and the public. Some funding would be available from the Royal Navy, but other stakeholders would also have to help fund it. Cllr J. Pyne said the project was very exciting and would be very advantageous to the area.
Cllr S. Cole advised that she and the other Exton Councillors/Clerk would be attending a meeting with Clinton Devon Estates, local famers, 3 West Group, Cllr J. Trail and DCC Drip Project to discuss flood elevation especially at the junction of Station Road and the A376.
Cllr C. Hoar advised that there has been some low level anti-social behaviour at the Exton park as well as pub glasses found. This is to be monitored and the pub contacted.

c) Cllr J Trail thanked Cllrs K. Perry and Mrs. M. Wright for their input as ward members and is sorry to see them go. He went on to provide a presentation of the A376 road closure proposed from September to December 2026 including the diversion and cycle routes. Signage will be checked daily.
7th – 9th Sep 2026 – A376 Roundabout Southern Night-time Closure and HGV/Wide load diversion.
• 9th Sep 2026 - 4th Dec 2026 - A376 Roundabout Southern Closure and HGV/Wide load Diversion.

- Includes One-Way systems on Featherbed Lane, Iona Avenue and Seymore Road and Pound Lane etc.
- Suspension of Parking on Hulham Road shop, at Beechway Junction and on A376 near Courtland Cross.
- A376 Roundabout Footway Closure between Pitts Farm access and Summer Lane.

DCC will be utilising the A376 closure to undertake other works:

- 9th Sep 2026 to 4th Dec 2026 - A376 Footway Widening
- As well as undertaking collaborative works with utility companies.

Cllr J. Trail highlighted the need for East Devon District Council to consider the cumulative impact and say “no” to development proposals especially with regards to South West Water as their infrastructure is at capacity.
Cllr. J. Trail visited Woodbury school who have agreed to the original proposal for yellow and white lining s along with signage. This work will be now be re-scheduled.
Cllr H. Brown submitted a report regarding broadband provision across Devon and within our communities, also the Gigabit Scheme. (Two providers include Bush Broadband and Airband – applications are to be made directly through the providers websites).

d) Cllr G Jung thanked Cllr John Pyne and Cllr Ken Perry, also Mrs Moffat and Cllr Sue Francis (LPC) for their time spent at the Educatering Appeal. The Inspector was good; however, the business / employment elements won the case which resulted in granting planning permission.
Cllr G Jung provided information regarding the local wastewater infrastructure and environmental impact locally and to our communities. The Water Cycle Report highlighted critical problems facing the protected Exe Estuary.

Sewage Works
Countess Wear at Capacity: Serves a massive, rapidly developing catchment including Exeter, Cranbrook, the West End, and Exminster.
- **Delayed Relief**: A new East of Exeter sewage works was planned but cancelled.
- **Woodbury Overloaded**: Currently over capacity.
- **Exmouth near Limit**: The Exmouth catchment (including Lympstone and Budleigh) has less than 10% capacity in 2022 dropping steadily since 2022/3 due to heavy residential development.

Storm Overflows and Regulatory Bottlenecks
- **Premature CSO Spills**: Over-capacity systems cause Combined Storm Overflows (CSOs) to spill at the immediate start of rainfall.
- **SWW increased flow and pipe discharge capacities** but delayed the necessary permit change application, meaning these upgrades cannot be used until a new permit is agreed.
- **Public Consultation**: beginning the 4th of August.
- **Cancelled Safeguards**: Planned holding tanks designed to retain sewage during heavy storms have been cancelled at Exmouth.
- **Unlikely Deadlines**: There are no updates on doubling the Exmouth treatment capacity Previously announced March 2028, making this deadline highly improbable.

Legal Actions and Corporate Accountability
- **EA Prosecutions**: The Environment Agency (EA) announced two impending prosecutions against SWW for 2023/24 systemic failures.
- **Data Delays**: SWW delayed submitting increased flow capacity data to the regulator, triggering a report for a potential third prosecution.
- **Contradictory Claims**: SWW continuously maintains that local capacity is sufficient despite these systemic failures.
- **Grampian Hurdles**: EDDC can only enforce Grampian planning conditions if infrastructure deficits are proven, which requires nearly impossible-to-obtain specialist data.

Future Planning and Governance Risks

- **Housing Target Pressures**: EDDC must deliver government housing targets through the new Local Plan. Failing to pass this plan forces EDDC onto tougher government targets (+250 homes per year)
- **Unitary Transition**: EDDC will be dissolved into a new Unitary Council in less than two years, but local plans will remain until a new Unitary plan is completed
- **Developer Advantage**: Delays in our emerging plan risk giving developers a free hand to build without strict local planning or Grampian conditions.

EDDC Commitment

Clean rivers and shores are vital for our wellbeing, economy, and declining wildlife. We are actively collaborating with water quality groups and catchment partnerships to halt and reverse this environmental decline.

Cllr B. Ingham discussed the Educatering Appeal and confirmed that the Barrister for the appellant was very good and that EDDC lost before the appeal after suggesting approval was achievable at the pre-app. EDDC Employment Business Officer also provided incorrect information. Cllr B Ingham also thought that Parish Councils may need to consider in the future having their own Barrister.

FC26/58 **Finance**

FC26/58.1 Approval of payments and receipts for July 2026 and to agree that payments will be made in August but ratified in September.
Cllr. S. Parks proposed that the payments be approved for July 2026; this was seconded by Cllr. J. Pyne and was unanimously agreed.

RESOLVED that the payments be approved and August payments ratified in September.

FC26/58.2 Bank Reconcilliations

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

RESOLVED that these reconciliations be approved.
(Signed by Cllr S Parks)

Current Account - Unity Trust Bank

Monthly Meeting Balance Sheet	**Jun-26**
Payments	14,023.10
Income (previos month)	-495.86
Monthly Meeting Balance Total	13,527.24
Bank Statement (1st of Month)	84,572.43
Bank Statement (Last day of Month)	71,153.60
Bank Statement Balance	-13,418.83
Monthly Meeting Total - Bank Stmt Balance Total	**108.41**
Payments presented in a different month	70.73
Receipts received but presented in diff. month	495.86
Additional Receipts received	-675.00
Difference	**-108.41**
Savings Unity Bank	72,109.11
Savings Unity Bank Interest	350.57
Total	**72,459.68**
Cambridge & Counties Bank	88,898.32
Interest (OPENED 02/10/2023)	219.79
Deposit A/c Monthly Balance	89,118.11
Grand TOTAL at end of Month	**232,731.39**
Imprest Account	250.00
TOTAL	**232,981.39**

July Payments

Payments							
DATE	Payee	Reason	Inte	Type	Nett	VAT	TOTAL
26/06/2026	Firstcom Europe	Telephone / Internet	26	DD	70.19	14.04	84.23
30/06/2026	Unity Trust Bank	Bank charges	27	SO	0.4	0.00	0.40
		TOTAL					**84.63**
13/07/2026	East Devon District Council	Car Park / Premises	1	SO	105.00	0.00	105.00
13/07/2026	Grange Cleaning	Toilets clean (Monthly)	2	BACS	456.25	0.00	456.25
13/07/2026	Mrs C Lear	Office Rent (monthly)	3	SO	462.00	0.00	462.00
13/07/2026	Personnel	Personnel	4	BACS	6,546.22	0.00	6,546.22
13/07/2026	Cancelled	Cancelled	5	BACS	0.00	0.00	0.00
13/07/2026	Cancelled	Cancelled	6	BACS	0.00	0.00	0.00
13/07/2026	Mrs A Bates	Microsoft 365 Business Basic	7	BACS	17.20	3.44	20.64
13/07/2026	British Gas	Electricity (Office)	8	DD	32.40	1.62	34.02
13/07/2026	British Gas	Electricity (Toilets)	9	DD	26.78	1.34	28.12
13/07/2026	British Gas	Electricity (Exton)	10	DD	144.04	7.20	151.24
13/07/2026	Arccas	Grounds Maintenance	11	BACS	1,765.00	353.00	2,118.00
13/07/2026	Ricoh	Copier	12	BACS	173.24	34.65	207.89
13/07/2026	Mrs Wendy Gillings	USB Card Reader	13	BACS	3.57	0.72	4.29
13/07/2026	EDF	The Green electric	14	BACS	19.74	0.99	20.73
13/07/2026	Bagwells	Toilets - Damage by vandalls	15	BACS	617.93	123.59	741.52
13/07/2026	Unity Trust Bank	Bank Charges	16	SO	11.50	0.00	11.50
13/07/2026	Everflow Water	Water	17	DD	78.36	0.00	78.36
13/07/2026	Stpehens Scown	Property Assets Risk Review	18	BACS	2,195.17	439.03	2,634.20
13/07/2026	Stephens Scown	Property - Village Green	19	BACS	1,031.00	206.20	1,237.20
13/07/2026	Woodbury Village Hall	Hire of hall for council meeting	20	BACS	9.78	0.00	9.78
13/07/2026	MJ Lynch	Hedge trimming - Woodbury Salterton	21	BACS	105.00	21.00	126.00
13/07/2026	Woodbury Village Hall	Hire of room	22	BACS	8.80	0.00	8.80
13/07/2026	Seton by Brady	Defib sign for office	23	BACS	43.10	8.62	51.72
13/07/2026	Viking	Office supplies	24	BACS	135.41	27.10	162.51
		TOTAL			**13,800.18**	**1,228.50**	**15,215.99**
Receipts							
01/06/2026	Robert Miller	Old Fire Station	R1	BACS	125.00	0	125.00
30/06/2026	Woodbury Parish Council	Woodbury Cricket Club	R2	BACS	550.00	0	550.00
		TOTAL			**675.00**	**0.00**	**675.00**

FC26/58.3 Members to agree the recommendation from the Staffing, Finance & Policy Committee for a Coombe Farm Solar Fund Grant request.

RESOLVED that this be approved for up to £2k (50% of cost) for a CCTV system. This funding is to be given to Woodbury Village Hall.

FC26/59 Resignation and Co-option

FC26/59.1 Members noted the resignation of Cllr Ken Perry (Woodbury Ward) and Cllr Mrs Michaela Wright with effect from 31st July 2026.
The Chairman thanked both Councillors for all that they have contributed.

FC26/60 Delegation during Recess

FC26/60.1 Members to agree for the Clerk to have delegated powers during recess to conduct Council business.

RESOLVED that delegation be given.

FC26/61 Projects

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

a) Watery Lane (Cllrs R. Ball/ R. Parr) -Proposal now submitted to Clinton Devon Estates.
b) Woodbury Community Playing Fields (Cllr A. Wills) – Awaiting lease update.
c) Woodbury Village Hall – Meeting later in the month.
d) Cricket Field – Awaiting lease update.

Members noted that the Lease Working Group meeting is taking place this week.

FC26/62 DDC Strategic Planning / Village Design Statement

FC26/62.1 Strategic Planning meeting taking place this week.

FC26/62.2 Village (Parish) Design Statement public consultation will take place on 4th September 2026.

FC26/63 Planning

FC26/63.1 **RESOLVED** that the following comments be submitted to the East Devon District Council:

Exton

26/1190/CPL	Exton Lodge, Mill Lane Exton Exeter EX3 0PJ	Certificate of proposed lawful development for conversion and alteration of existing garage to form an ancillary gym/shower and store, including installation of 6no photovoltaic panels on the roof	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. C. Hoar & Cllr. S . Cole seconded) (Vote 8-0)

Woodbury

Councillor R. Parr left the meeting whilst the below two applications were discussed.

26/0987/FUL	Castle Brake Holiday Park, Woodbury, Exeter EX5 1HA	The proposed removal of 26 touring pitches and their replacement with 17 static caravan lodges with associated works	Resolved: Woodbury Parish Council **Supports** the application. Proposed Cllr. R. Ball and Seconded Cllr. J. Pyne (Vote 8-0)
26/1251/FUL	41 Fulford Way Woodbury Devon EX5 1PD	Alterations to driveway and access.	Resolved: Woodbury Parish Council **supports** this application. Proposed Cllr.S. Parks and Seconded by Cllr J. Pyne (Vote 8-0)
26/1227/FUL	The Smithy Broadway Woodbury EX5 1NY	Proposed replacement of windows, doors and roof, addition of 5no. conservation roof lights	Resolved: Woodbury Parish Council **supports** this application. Proposed Cllr.S. Parks and Seconded by Cllr J. Pyne (Vote 8-0)

26/1238/FUL	Higher Bagmores Farm Woodbury Exeter	2 x extensions to farm buildings funded by Catchment Sensitive Farming	Resolved: Woodbury Parish Council supports this application. (Proposed by Cllr. J. Pyne & Cllr. A. Wills seconded) (Vote 7-0) Cllr. R. Parr left the room
26/1130/MFUL	Land South of Mill Park Estate Greendale Business Park Woodbury Salterton	Eastward expansion of existing storage compound at Greendale Business Park (Class B8)	Resolved: Woodbury Parish Council does **not support** this application. (Proposed by Cllr. A. Wills & Cllr. J. Pyne seconded) (Vote 0-8)
26/1302/AGR	Higher Bagmores Farm Woodbury Exeter EX5 1LA	Application to determine if prior approval is required for a slurry storage lagoon	Resolved: Woodbury Parish Council **supports** this application subject to EA and DEFRA recommendations (Proposed by Cllr. J. Pyne & Cllr. S.Parks seconded) (Vote 6-0) Cllr. R Parr left the room Cllr.C. Hoar abstained
26/1283/FUL	The Acorns Harefield Drive Lympstone Devon	Erection of 'granny annexe' in lieu of existing workshop	No Observations
26/1319/AGR	Land To Rear of Sub Station Woodbury	Application to determine if prior approval is required for a steel framed agricultural building with a shallow dual-pitched roof, with an open front elevation (north facing) enclosed on three sides with metal sheeting	Resolved: Woodbury Parish Council **supports** this application. (Proposed by Cllr. J. Pyne & Cllr. S.Parks seconded) (Vote 8-0)
25/1338/MFUL amended plans	Land At Higher Bagmore Farm Woodbury	Installation of a battery energy storage system facility with associated infrastructure, engineering works, access and landscaping	Resolved: Woodbury Parish Council does **not support** this application as it does not provide enough details of the Fire Risk mitigations and how the existing water course will be protected from Lithium and other contaminants if the suppressing systems are used. The environmental impact of this type of project at this location could be significant. It does not align with our Neighbourhood Plan and the applicant's community engagement due to the location (Parish boundary) is not wide enough.

WOODBURY SALTERTON

26/0351/MFUL	Land South of Mill Park Estate Greendale Business Park Woodbury Salterton	Part retrospective application for the change of use of agricultural land to B8 storage including drainage, hard and soft landscaping	Resolved: Woodbury Parish Council does **not support** this application. (Proposed by Cllr. A. Wills & Cllr. J. Pyne seconded) (Vote 0-8) An incremental expansion beyond the Greendale employment boundary hence departure from Strategy 7 and Policy VP04 with insufficient justification to depart from the adopted plan – led strategy.

FC26/63.2 **Planning Update** **U**pdate given.

FC26/64 **Items to Note / Correspondence**

15.06.26 Town & Parish Forum Slides

26.06.26 Code of Conduct Training 21.07.26 6pm-8pm – please book via Clerk

29.06.26 CTCRM Sports Centre meeting 09.07.26-7pm (CTCRM)

06.07.26 EXMO 20 – meeting Wednesday 20th July 2026 at Woodbury Park at 15:30-17:00

06.07.26 DALC Bulletin

06.07.26 Cumulative Impact of Traffic letter - Response from David Reed MP.

FC26/65 **Committees**

FC26/67.1 Members ratified the Planning Committee and Staffing, Finance, and Policy Committee minutes dated 22nd June 2026.

FC26/67.2 Members noted the Council Review questionnaire which members have been asked to return. A "Briefing Note" in respect of the consideration of planning applications and if weight should be given to Ward members. (Each member is equal apart from the Chairman who has a casting vote if necessary).

FC26/66 **Public Forum / Items for the next agenda**

- CTCRM Pedestrian Crossing
- Leases
- Road Warden Scheme

FC26/67 **Date of future meeting**

The next meeting will be the Full Council to be held on **Monday 14th September 2026** starting at 7.30pm, in Woodbury, Church Rooms.

Upcoming meetings

Planning Committee	28th July 2026	7.30pm
Asset & Estates Committee	28th July 2026	8.15pm

Meeting closed at 10pm

Signed Chairman _____Date: _____