# 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
Website: www.woodburyparishcouncil.gov.uk
Email: clerk@woodburyparishcouncil.gov.uk

## Minutes of the Planning Committee Meeting held on Monday 17th August at 7.30pm

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| **Present:** | Chairman | Cllr. J. Pyne |
| | Vice Chairman: | Cllr. R. Ball |
| | Councillors: | Cllrs, I. Hunt, R, Parr, S. Parks, A. Wills. |
| | District/County Councillors | Cllr B. Ingham. |
| | Officer: | Anne-Marie Bates |
| | Members of the Public: | 46 |

**P26/35** **Apologies for Absence**

Apologies for absence have been received from Cllrs Mrs. S. Cole, Mrs. S. Knighton, C. Hoar, also C. Cllr Jeff Trail and District Cllr Geoff Jung.

**RESOLVED** that the apologies be accepted.

**P26/36** **Approval of Minutes**

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

Proposed Cllr S. Parks and seconded Cllr. I. Hunt.

**P26/37** **Declarations of Interest and Dispensations**.

Cllr. A. Wills declared an interest by virtue of being a neighbour of 26/0096/MOUT.

**P26/38** **Public Participation Session**

Forty-six residents attended the meeting and spoke mainly on 26/0096/MOUT Webbers Holiday Park application for 81 dwellings.
Cllr A. Wills spoke as a resident and highlighted that EDDC has itself recognised that the five-year housing land supply regime can encourage speculative applications and lead to poor planning outcomes. The Council's own emerging Local Plan process considered where Woodbury should grow, identified preferable sites and rejected Webbers for allocation because further development would result in too high a level of development for the spatial strategy.

Yet because of the Council's current housing land supply position, that strategic decision is being undermined by the tilted balance and speculative applications."

The other residents present concurred with Cllr. A Wills observation and added the following;

- Castle Lane by virtue of the physical nature of the lane can not cope with the additional traffic movements
- There are no footpaths or sufficient lighting, so it will be extremely dangerous for pedestrians to safely walk to the village and its facilities.
- Traffic speeds, including from bikes and the current volume of traffic has increased substantially and the infrastructure can not cope. The recent road closure at The Arch caused carnage in the village. Property, vehicles, footpaths were damaged and many times it was gridlocked.
- Concerns that all the proposed development and potentially others, the village of Woodbury's identity will be lost. Impact on the overstretch doctors' surgery, schools and NHS.
- Flooding concerns, run off, drainage, sewage, the village and infrastructure can't sustain the volume of the proposed development/s.
- The reports and information contained within the application has many inaccuracies or are missing. The timing of this application is also questionable, especially during recess and when Parish Council's do not usually have a meeting.
  Concerns with the impact on the landscape, viability, loss of tourism, and the cumulative impact on the village of 748 dwellings (not including speculative applications). This application is an 11% increase and with an estimated additional 198 dwellings proposed this is an additional 37% increase.
  EDDC / DCC Councillors need to speak to their officers to request that they come to the village and visually look at it and not just do a desk top exercise. They need to also look at the cumulative impact from developments in neighbouring towns/Parishes that will affect Woodbury.
- There is a shortage of campsites for a major tourist area. This proposed closure will have an impact on the two village pubs that rely on holiday makers during the summer to survive.
- South West Water are in debt and are a further £270m in debt per year. They do not have the funds to improve infrastructure adequately.
- A Traffic survey by a consultant is required to provide factual evidence. This with trying to get Devon County Council and the MP on board will all assist.
- The owner of Webbers spoke and advised that when the site proposed static caravans, residents previously were not supportive. 81 dwellings will include affordable dwellings and bungs will be built to help mitigate run off and flooding issues.
  Currently the site has 180 pitches all with between 1-3 vehicles plus a caravan or motorhome, so they believe there will be less vehicle movements.

**P26/39** **Planning Applications for Consideration**

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

The Chairman moved the order of applications to be discussed:

**WOODBURY**

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| 26/0096/MOUT | Webbers Holiday Park Castle Lane Woodbury EX5 1FH | Outline application with all matters reserved for the redevelopment of Webbers Holiday Park to provide 81 new dwellings (including affordable housing) with associated landscaping, sustainable drainage, and green infrastructure. | **Not Support**<br>Proposed JP, Seconded RB (0-5)<br>AW not present.<br>Main observations:<br>-Critical deficiencies in pedestrian infrastructure, and extreme road safety risks.<br>-Encroachment into the countryside, |

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| **Cont.:** | | | -Severe concerns regarding the traffic capacity on Castle Lane.<br>-Overloading of local infrastructure<br>-Loss of local Tourism, employment and Community Assets.<br>-Flooding, surface water runoff, drainage/sewage pressure.<br>-Damage to Wildlife corridors and protected species.<br>-Additionally, the Ecology report is out of date. Some surveys have not been completed, including bats, slow worms, plus flight paths. BNG loss of habitat is 55 % and hedgerow 26% so query the proposed BNG 17% gain.<br>BMCL is required. |

**RESOLVED** that the Parish Council considers appointing a consultant to carry out a Traffic Survey.

This application is being considered independently from **26/1130/MFUL**, which was considered at the Full Council Meeting on 10th July 2026.

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| 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 | **Not Support** (0-6)<br>Proposed JP, seconded by SP |

**EXTON –**

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|---|---|---|---|
| 26/1578/FUL | Birchview Exton Exeter EX3 0PP | Single storey rear extension and demolition of existing conservatory | **Support**, however a pitched roof is preferred in line with our Neighbourhood Plan and Village Design Statement<br>Proposed SP, Seconded AW (6-0) |

**WOODBURY**

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| 26/0678/FUL | 1 Fairview Globe Hill Woodbury Devon EX5 1JR | Construction of a first-floor rear extension, formation of a flat-roof rear dormer, and replacement of the rear roof covering | **Support** (6-0)<br>Proposed JP, Seconded RB |

**WOODBURY SALTERTON**

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| 26/0657/MFUL | Hogsbrook Farm Woodbury Salterton EX5 1PY | Extension to provide an additional silage clamp bay with roof over, associated hard standing, and reshaping of existing earth bund | **Support** subject to the Environment Agency approval. Proposed JP, Seconded IH. (6-0) |

**OTHER**

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|---|---|---|---|
| 26/1355/MOUT | Land South of The A3052 East of The A376 And West of Crealy Theme Park and Resort Clyst St Mary | Outline planning application for a residential-led mixed use development of up to 2,000 dwellings including market and affordable homes, access, park and bus change and mobility hub, two -form entry primary school, public open space, neighbourhood centre/mixed use area, employment area, landscaping, drainage, associated works and infrastructure. (All Matters Reserved except for Access). | **Not Support**<br>Proposed RB, Seconded JP (0-6)<br>Main observations:<br>-Cohesion with neighbouring Parish (Woodbury)<br>-Goes against Green Policies<br>-Encroachment into the Countryside.<br>-Insufficient infrastructure capacity, unsustainable strain on public services.<br>-Flooding, surface water runoff, drainage/sewage pressure. -Damage to Wildlife corridors and protected species.<br>-Destroys historic villages<br>-Cuts through the Clyst Regional Park.<br>-Impedes on Marlcombe (New Town) not appropriate to have two new towns adjacent to each other.<br>-Traffic, cumulative impact on the strategic highway network. |

**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.

**P26/40** **Date of the Next Meeting**

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

Meeting Closed 8.45pm

Signed: Chairman _____ Date: _____