



Present: Chairman Cllr Pepper

Members: Cllrs Baker, Francis, Gent, Massey, Wollacott

Also present: Phillip Smart, Killerton General Manager

In attendance: Clerk, Trainee Deputy Clerk, Admin Assistant

Members of public: 21

19, New Buildings
Broadclyst
Exeter
EX5 3EX
www.broadclyst.org

Broadclyst Parish Council Ordinary meeting

Press and Public were welcome to attend.

There were 0 items for discussion under part B (exclusion of press and public) on this agenda.

Members of public are reminded that their attendance at this meeting is a matter of public record.

There was an Ordinary Council meeting of Broadclyst Parish Council on **Monday 4th December 2017** at **19:00hrs** in the **Green Room, Victory Hall, Broadclyst** for the purpose of transacting the following business:

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MINUTES (Draft)

17/204 APOLOGIES

Council resolved to accept apologies from Cllrs Bromley, Jackson, and Staddon (work commitments); Lock and Rylance (holiday -Twinning visit).

17/205 DISCLOSABLE PECUNIARY INTEREST

There were no new personal or pecuniary interests declared. Cllrs Massey and Wollacott reside in Broadclyst Station (ref item 17/207 and 17/219)

17/206 MINUTES

RESOLUTION: Cllr Gent proposed that Council approves the draft Minutes of the Full Council 6th November 2017; Planning Committee 14th November; Finance Committee 23rd November 2017. This proposal was seconded by Cllr Baker and unanimously agreed.

Standing Orders were suspended:

17/207 CRANBROOK DEVELOPMENT PLAN DOCUMENT (DPD) CONSULTATION

Thea Billeter, Cranbrook New Community Manager, presented and took questions on the Cranbrook DPD which is currently out for public consultation. Once adopted, the DPD will contain policies which inform and shape the future expansion of the town.

Residents and Council raised questions around the DPD including:

1. **Q: Play provision:** There is an equipped play area next door to existing quiet residential area in Broadclyst Station. Could it be relocated to minimise excessive noise?
A: There are two play areas proposed for the Bluehayes parcel. Relocation could be considered; the amount of noise pollution partly depends on age of users as younger children tend to be less noisy and play at different times of the day than older youths.
2. **Traveller site**
Q: It was raised that a traveller site is proposed for land on which previous applications have been turned down; concerns were raised over access to the site off Station Road, especially given changes to the southern junction with the B3174 which are being explored through the Broadclyst Neighbourhood Plan.
A: There is no access plan at present. EDDC is not the landowner and has no ownership over any of the land in Cranbrook.
Q: Concerns were raised over potential disruption to the area and that rubbish would be left behind, as is the case when unauthorised encampments happen in the area. This area not under option, abuts to existing housing.
A: As per the existing site in Broadclyst this would be a permanent site managed by the Local Authority rather than a transient site. There is a need to create a balanced and settled community
Q: Did the landowner know in advance of the proposed plans? What consultation has been carried out with the landowner? The landowner added that prior approaches to buy this plot of land have been refused.
A: There has been no consultation; this is the way the Masterplan was taken forward. The location was picked on best available land at the time.
Q: Can you compulsory purchase land?
A: We have to demonstrate land is available and deliverable.
Q: Has the Masterplan been drawn up with prior knowledge of land availability and planning history? Broadclyst Station is not mentioned in the Development Plan Document

at all. The western fringes of Cranbrook will coalesce with Broadclyst Station, yet its impact is not mentioned, unlike its impact on other hamlets of Whimble, Rockbeare, and Clyst Honiton which all have direct mention in the DPD.

A: There are a number of consultation events planned, including ones at Cranbrook which are physically closest to Broadclyst Station residents.

3. **Station Road:**

Q: Concerns that opening an access between the western expansion zone of Cranbrook and Station Road will overload Station Road's capacity; traffic movements have increased greatly since Cranbrook has existed, and this will only continue to increase as Cranbrook grows and the employment sites at SkyPark and Hayes Farm are built.

A: It is up to the County Council / Highways Authority to decide what to do with Station Road, possibly restricting traffic.

4. **Envelopment/Coalescence**

A small green buffer between the two areas of Broadclyst Station and Cranbrook was proposed in the original Local Plan; this seems to have disappeared.

5. **Density:**

Q: The comment was made that the highest density of housing is proposed for the western expansion zone, which may well result in 3-story houses being built adjacent to existing Broadclyst Station properties.

A: The vast majority land for the expansion zones was allocated in Strategy 12 of the Local Plan, which was adopted in January 2016. It set out land for an additional 1,550 homes; this consultation relates to these areas.

Timeframe: After the closing date for comments has passed, the proposals will be amended, with the final edition of the document expected around mid-2018. This will be released for a further statutory consultation period (minimum of 6-wks); the Plan will then be submitted to the Planning Inspectorate which is the body appointed to act on behalf of the Secretary of State. There will then be a public enquiry to see if Plan is found Sound.

Thea pointed out that developments to East and West could get consent earlier than the southern zone as they are not as contentious. They will try to resolve issues, including traffic.

17/208 DISTRICT COUNCIL REPORTS

District Ward Member Cllr Pepper stated he was happy to receive enquiries from parishioners and Members as issues arise.

17/209 COUNTY REPORTS

County Ward members Cllr Bloxham and Randall-Johnson were not present, however, as County Ward Members, they are glad to receive queries as they arise between meetings.

17/210 NATIONAL TRUST REPORT

Phillip Smart, General Manager at Killerton, gave a report from the National Trust.

Cranbrook DPD: Killerton is watching the Cranbrook DPD with interest; its own Prospectus for Action which was released a couple of years ago suggested ways that the Estate could engage with the developing community to provide green infrastructure (GI) and links to leisure and recreation opportunities. Unfortunately, the document wasn't acknowledged and it is disappointing that efforts to engage have not been taken up. Killerton has engaged with the Masterplan process from its outset several years ago and has submitted comments on the various documents which

have not been acknowledged.

The issues around North-South links and the need for new infrastructure is not being properly addressed, which is concerning; if a second platform is still being considered for the existing Cranbrook Station it would offer the opportunity to deliver GI links between the two settlements of Cranbrook and Broadclyst.

Property update: Killerton's new roof project completed, which is a great achievement. The house has reopened in its Christmas theme, which is Wind in the Willows for 2017.

Estate update: Woodland management works continue at Ashclyst. Police were called to disperse illegal rave at Ashclyst over the previous weekend.

17/211 POLICE REPORT

The Police report for November 2017 had not been received in time for this meeting.

17/212 PUBLIC QUESTIONS

There was strong attendance of the public for question time on items on this Agenda relating to the Cranbrook DPD and another planning application. The respective comments are recorded in the appropriate sections of these Minutes.

The meeting reconvened under Standing Orders

17/212a ACCEPTANCE OF REPORTS

The reports received from stakeholders were accepted with no actions arising.

17/213 COUNCIL REPORTS

i. **Clerks report**

The Clerks Report for November 2017 was received

ii. **Pavilions Report**

The Sports Pavilions Management Committee Minutes and Pavilions Administrators report for November 2017 were received and noted.

iii. **Traffic Committee Report**

The draft Minutes of the Traffic Committee which met on 9th November 2017 were received.

17/214 NEIGHBOURHOOD PLAN

The Neighbourhood Plan Officer's report was received. The importance of the role, and regular attendance of Councillors in Steering Group meetings, and ultimately in the content of the final draft of the Broadclyst Neighbourhood Plan was noted.

17/215 FINANCE

i. **Bank Reconciliation**

Current account £7,991.94; Reserves Account £ 203,268.51. All council's accounts reconcile.

RESOLUTION: It was proposed by Cllr Gent. to approve the Bank reconciliations to 31 October 2017; seconded by Cllr Wollacott. Council was unanimous in its agreement.

ii. **Financial Statement**

The financial statement to 31.10.2017 was received.

Total Income to date: £290,672

Total Expenditure to date: £149,291

RESOLUTION: It was proposed by Cllr Gent to approve the financial statement to 31 October 2017; seconded by Cllr Wollacott. Council was unanimous in its agreement.

iii. **Payment Schedule**

To resolve to approve the list of payments for November 2017 for £17,241.30

RESOLUTION: It was proposed by Cllr Gent. to approve the payments for October 2017; seconded by Cllr Wollacott. Council was unanimous in its agreement.

17/216 BROADCLYST PARISH COUNCIL 2018/19 BUDGET

- i. The Finance Committee has prepared the 2018/19 draft budget which was presented to the Council along with an accompanying explanatory budget report.

The lion's share of parish council funds come through the precept, whereas higher-tier authorities receive the majority of their funding from government grants. The expansion of parish council duties is helping to tackle a 'democratic deficit' and the Parish Council remains committed to be upfront with residents as to why it is charging higher precepts, particularly when taking on work that used to be done by higher-tier authorities. The budget contains new allocations as well as providing for increases and short-term / one-off costs. All areas of expenditure have been closely scrutinised, with tighter measures being put in place and reallocation made where possible.

The 2018/19 budget has been prepared both to reflect the ever-changing and expanding financial responsibilities of this parish. Its role continues to evolve as it adopts a proactive approach to its work within the community. Where possible, the Council will continue to seek external funding. It was noted the increase will equate to approximately 70p per Band D property per week.

- ii. To resolve to set the budget for 2018/19 at £365,430

RESOLUTION: It was proposed by Cllr Gent to set the budget for 2018/19 at £365,430

This recommendation was seconded by Cllr Massey; Council was unanimous in its agreement

17/217 BROADCLYST PARISH COUNCIL 2018/19 PRECEPT

To resolve to set the Parish Precept for 2018/19 at £351,341

RESOLUTION: It was proposed by Cllr Massey to set the Parish Precept for 2018/19 at £351,341

This recommendation was seconded by Cllr Baker; Council was unanimous in its agreement

17/218 PLANNING

i. **Recent decisions November 2017**

Application ref:	Location:	Proposal:	Decision:
17/1019/MOUT	Land North Of Old Tithebarn Lane	Demolition of existing buildings and development of the site to provide up to 900 dwellings and a primary school with car and cycle park, public and private	Approved

		open space, together with landscaping and associated servicing (all matters reserved)	
17/2305/FUL	Pinn Court Farm Pinn Court Lane Exeter EX1 3TG	70m length of road connecting application number 15/1715/MRES to boundary of land allocated for care home apartments under application number 12/0795/MOUT	Approved
17/1825/MRES	Land North And South Of Old Tithebarn Lane	Reserved matters application for the approval of all matters (including access, appearance, landscaping, layout and scale) in relation to the development of the central Green Corridor at Redhayes to form part of the green infrastructure network in accordance with outline planning permission 12/1291/MOUT dated 29.11.13. The partial discharge of conditions 3, 4, 5, 13, 17, 19 and 21 on the outline planning permission 12/1291/MOUT relating to phase 5	Approved
17/2205/FUL	Hay Lodge Broadclyst Exeter EX5 3JL	Agricultural buildings for storage and cattle winter housing (partially retrospective)	Approved
17/1825/MRES	Land North And South Of Old Tithebarn Lane Clyst Honiton	Reserved matters application for the approval of all matters (including access, appearance, landscaping, layout and scale) in relation to the development of the central Green Corridor at Redhayes to form part of the green infrastructure network in accordance with outline planning permission 12/1291/MOUT dated 29.11.13. The partial discharge of conditions 3, 4, 5, 13, 17, 19 and 21 on the outline planning permission 12/1291/MOUT relating to phase 5	Approved with Conditions

ii. Appeal decisions November 2017:

It was noted that there have been no appeal decisions announced in November 2017

iii. Validated applications:

The following validated planning applications received for consultation between the Planning Committee meeting up to the date of this meeting were discussed:

16/2732/MRES Old Park Farm Two, West Clyst, Exeter

[Approval of reserved matters in respect of the layout, scale, appearance and landscaping of a residential development comprising 152 dwellings \(covering phases 2D and 2E\), including open space and associated infrastructure together with additional details as required by conditions 3,5,6,7,9,10,13,14,15,16,17,18 and 22 attached to the outline planning permission 13/0001/MOUT.](#)

Council **supports** this RM application for the following reasons:

the Devon banks improve the landscaping; the changes to the affordable housing element reflects current need; the construction access route will benefit the estate when it converts to green infrastructure after construction.

17/2746/FUL Orchard View, Broadclyst, Exeter, EX5 3AB

[Proposed new garage with ancillary accommodation \(revised scheme\)](#)

The emerging Broadclyst Neighbourhood Plan contains draft policies which seek to protect the rural character of the village. This application in inn a prominent location on the main Exeter-Cullompton road through the village of Broadclyst near the southern village gateway; it is

adjacent to a traditional imposing building which sets the design character of the village.

The proposed flat roof and modern windows are contrary to emerging Neighbourhood Plan design policies and parts 1,3, and 6 of Strategy 6 in the adopted Local Plan.

The applicant states the neighbouring property has an existing flat roof extension; however this is to the rear of the property and not visible from the road.

Council has concerns that this could in future be occupied as a stand-alone dwelling; as such it has no off-street parking and therefore would be contrary to point 5 in strategy 6 of the Local Plan.

There are further concerns that this sets a local precedence for future development of the other garages in the same way in adjacent properties.

Vote: 5 not in favour of supporting; 0 in support; 1 no comment.

Therefore, the Council **does not support** this application.

17/2523/COU 2 Railway Terrace, Broadclyst Station, Exeter EX5 3AX

[Change of use from residential \(C3 Use\) to child care nursery \(D1 Use\) \(retrospective planning application\)](#)

Broadclyst Emerging Neighbourhood Plan has undertaken a Housing Need Assessment and is looking at allocating sites for housing in the Broadclyst Parish.

The Emerging Plan therefore, does not support the conversion of a residential property through change of use to business. This site is close to the unused / underused employment site of Lodge Trading Estate in Broadclyst Station; there is scope within this site through the Neighbourhood Plan to meet the needs of the proposed development.

EDDC Local Plan

The application is contrary to the following Local Plan strategies:

- Does not conform to Strategy 7 Development in the countryside & D1 Design and local distinctiveness
- Not in conformity with Landform and pattern of settlement: The residential house is located within a terrace of houses making it an inappropriate site for locating a D1 business.
- Does not conform to Strategy 5B Sustainable Transport & E5 & TC7 & TC9
- The proposed business site is accessed by a private hard-core road, which does not allow for efficient, safe and accessible means of transport.
- Does not conform to Strategy 31 Future job and Employment Land provision

Council echoes the following concerns which were raised by neighbouring residents in the public speaking section of this meeting:

- This area is prone to being cut off by flooding, with the access lane becoming impassable several times a year.
- The single-track access lane is under private shared-ownership with a restrictive covenant that prohibits use in such a way that it causes nuisance to neighbours.
- There are 2-3 parking spaces for this property, with 4 staff on-site daily. There is insufficient parking for staff, which in turn does not allow provision for parent parking.
- Traffic movements cause disruption at drop off and collection times when residents are trying to access/leave their homes.
- The business has grown over the last few years; while it was a small concern in a private home disruption was minimal and acceptable, however its growth and expansion to 16 children - while applaudable - has reached a level which is unacceptable for it to be located in a residential area with its access issues.
- Concerns around H&S of having children in a garden which has to be secure (Ofsted requirement) yet has a resident's access running through it.

Broadclyst Parish Council generally supports home-working opportunities and the development

of SME's in the parish, however on this occasion it seems the issues around access and parking are not able to be adequately mitigated and its impact is unacceptable in planning terms. Therefore, Council **is unable to support** this application.

17/2687/FUL 11 Woodbury View, Broadclyst, Exeter, EX5 3HJ
[New drive way to front of property, new covered car parking area and rear first floor extension over kitchen.](#)

Driveway: Defer to Highways as to impact of new exit onto public road in close proximity to junction.

Car port: no comment to make.

Extension: Many of the houses in the row have had similar extensions; the skyline should be retained.

Providing there are no overlooking issues or adverse impact on neighbours, Council supports this application.

17/219 CRANBROOK DPD COMMENT

Council considered its comment to the Cranbrook DPD consultation.

Due to meeting dates and the consultation deadline, delegation was made to the Planning Chairman and Clerk to finalise and submit the Council's response to the consultation along with suggested alternative layouts.

17/220 CORRESPONDENCE

- i. The November 2017 correspondence list was received.
- ii. It was requested that the Clerk writes to Environmental Health and EDDC planning regarding the noise pollution from the Lidl site, as Broadclyst Station residents can hear tannoy announcements as early as 5am.

17/221 AGENDA 8 JANUARY 2018

There were no Agenda Items for the full Council next meeting

17/222 CLOSE OF MEETING

The meeting closed at 21:00hrs.

Signed:

Print:

Date:

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST