

**MINUTES of the
PARISH COUNCIL MEETING
Monday 2nd APRIL 2012 AT 7.00PM**

PRESENT: Chair: Cllr Pepper

Councillors: : Arthurs, Bowden (DDC/EDDC), Morshead, Rylance, and Stiff

IN ATTENDANCE:

MEMBERS OF THE PUBLIC: 2

OPEN FORUM

Police report tabled. No matters arising

DCC County and EDDC District reports were tabled.

Members of the public asked the council to explain why our parish precept had to be increased in this time of austerity. The council explained that more responsibility is being devolved from County & District to parishes, as they cut their budgets severely. This, together with the fact that a parish office will have to be found when the present clerk leaves and the replacement clerk will also be taking on more hours to cope with the increased workload, accounts for the budget rise – spread over 3 years.

MEETING CONVENED WITH STANDING ORDERS

1 APOLOGIES FOR ABSENCE

Cllrs Button, Gent, Jackson, Massey, Newman and Wardle sent their apologies.

2 DECLARATION OF INTEREST FROM MEMBERS

None received.

3 MINUTES of the MEETING 5th March 2012

Cllr Morshead proposed minutes be accepted as a correct record, seconded by Cllr Arthurs, accepted and signed.

4 CLYST ROOM PROPOSAL

Council were asked to consider the sale of the PC Clyst Room and land to the developer of the Old Baptist Church to create 3 off-road parking spaces. It was agreed that before further discussion, the following would be carried out.

ACTION: Valuation to be carried out by estate agents to provide figures to Finance Committee

5 ADDITIONAL CAR PARKING PLANS

Negotiations are ongoing. Update will be given at a later date.

6 PUBLIC EVENTS -

- a) APM arrangements ~Cllr Bowden confirmed attendance between 6.30 & 7.30pm, the informal section of the meeting. MP Hugo Swire has sent apologies. Paul Weston has confirmed that he will be attending as our Keynote Speaker. Community Groups have been contacted.
- b) Jubilee celebrations have been advertised in the recent issue of the Parish Broadsheet.

7 FINANCE

- a) Acceptance of the monthly report was **proposed by Cllr Arthurs, seconded by Cllr Stiff and agreed by all.**

ACTION: RFO will contact Electricity & Gas buying consortium to ascertain if further savings can be made on these utilities. Recommendation will be given to Finance Committee.

8 PLANNING

- a) Report on recent applications response. Acceptance was proposed by Cllr Morshead, seconded by Cllr Stiff and agreed by all.

| | Location | Application Details | Parish response |
|-------------|----------------------------|--|---|
| 12/0440/LBC | 2 Queens Square Broadclyst | Internal alterations to provide first floor bathroom facilities and 2 additional ground floor bedrooms, demolition of rear porch and installation of boiler flue and ventilation extraction flue in rear elevation | Supported unanimously |
| 12/0637/FUL | Meldon Endsleigh Crescent | Construction of single storey side extension | No objections received from neighbours. Supported unanimously |

12/0702/MRES Old Park Farm, Pinn Hill

Approval of reserved matters (Appearance, landscaping, layout and scale) for an A1 (retail) unit, B1(A) (office) unit and B1 (B) (light industrial) units and a 250 space park and change pursuant to outline planning permission 10/0641/MOUT.

Broadclyst Parish Council CANNOT SUPPORT in full the changes to outline planning permission for 10/0641/MOUT even with the amendments submitted, for the following reasons:

1. **RETAIL / OFFICE / LIGHT INDUSTRIAL** whilst it was agreed by all that good quality office space would definitely benefit the Parish we consider that a new **TRAFFIC survey** should be carried out to ascertain the increase in additional car movements. We uphold our previous comment that we do not accept the nil impact conclusion of reports/surveys carried out. The NEW survey should be carried out during term time and at peak usage to correctly represent potential traffic increase. (Possibly using the Pinhoe shops as an area to collect data). Concern was also raised that should the light industrial units house, for instance, fresh food storage this could also impact with additional frequent use. This could then impact on the proposal for just one access road, as this would be insufficient.

2. **PARK & CHANGE** facilities. The council agreed that to ensure that the development be sustainable amendments should include the provision of permeable surfaces for the parking bays to enable the run-off water from the roads to be collected and recycled rather than just a controlled release into the local watercourses. This has been implemented in other new developments. Also PV solar panels should be installed to enable electric car points to be incorporated in the parking areas. These amendments would help achieve a sustainable development. We have been assured by airport officials that they would have no objection to the use of PV panels.

12/0130/RES Old Park Farm, Pinn Hill

Reserved matters application for 440 residential units, village centre, open space, landscaping and cycle and pedestrian links pursuant to outline planning permission 10/0641/MOUT (incorporating details of appearance, landscaping, layout and scale), pursuant to outline planning permission 10/0641/MOUT (incorporating details of appearance, landscaping, layout and scale).

1. **DESIGN concerns:** We would firstly like to congratulate the design amendments and placement that ensure that the existing homes in Westclyst are not overlooked/shadowed by 3 storey structures.

However we do not agree that the "Character Analysis" is in keeping with the area of Westclyst which is predominately 1930's build design. Also the variety of colours is not conducive to the area, (could look like "Balamory"!)

The designs seem to be in keeping with existing "Wimpey" estates and are unimaginative/bland.

Water/waste recycling features should also be in place within the development.

2. **GREEN SPACES.** We would like to congratulate the design team for the good quality green areas provided. However concern that the number of Allotments for this new village is insufficient. Broadclyst has at present 120 allotments which are all being utilised and a long waiting list. For the development to be Sustainable provision should be increased. Also it would match the character of surrounding villages if fruit bearing trees and any additional planting be in keeping with native species.

3. CHILDREN & EDUCATION

We would like to uphold our comment that this development is planned with the primary school provision following on after 4 – 5 years; statistics show that 450 new dwellings will generate on average 250 primary aged and 140 secondary school aged pupils which could not be accommodated with present infrastructure.

Broadclyst and Pinhoe primaries are at capacity and there are relatively few spaces available in any of the Exeter primary schools. This is proposed in the catchment area of Stoke Cannon Primary, however (traffic congestion aside) the route from here to Stoke Cannon is not suitable for generating a school bus travel plan by virtue of the width and alignment of the roads.

Secondary schools: both local secondary schools are at capacity and the County are currently re-assessing the secondary schools provision.

4. **HEALTH PROVISION:** The local GP surgeries at Broadclyst (serving a rural population) and Pinhoe are almost at capacity and the maternity unit is already over-stretched. To ensure that this village is sustainable provision should be in place to provide the necessary care this amount of housing in a NEW village requires.

It was strongly felt that this development does not have any community buildings and therefore seems to be a housing estate rather than a village. Broadclyst Village has two public houses, a community hall, GP, library, Sports Pavilion, primary and secondary school, allotments and playing fields. The proposed "Village" has limited facilities and is not conducive to a community. Further amendments should be made to ensure that this development is fully sustainable.

We also require confirmation that all structures are in keeping with Exeter County Councils requirement of BUILDING CODE 4. No detail of building code was found in the Statements received.

It is also felt that improvements are required to improve the safety of the cycle routes for the proposed new development.

Cllr Stiff left the meeting

9 COUNCIL REPORTS & ACTION TRACKER – matters arising

- ♦ Book places for Chair, clerk + 1 councillor at EDDC awards event 17th May 2012
- ♦ Site visit to determine relocation of some items after teen Zone installation
- ♦ Maintenance of handrails/benches to be carried out

10 CORRESPONDENCE - no matters arising

11 AGENDA ITEMS for AGM

- ◆ Consider replacement lighting options for the pavilions Car Park

Meeting closed at 9.06pm

ANNUAL PARISH MEETING

**MONDAY 16th April – 6.30 pm
Acland Room, Victory Hall**

ANNUAL GENERAL MEETING

**TUESDAY 1st May - 7pm
Green Room, Victory Hall**

FINANCE Committee meeting

**WEDNESDAY 23rd May – 7pm
Wiltshier room, Victory Hall**