



PARISH COUNCIL Minutes

Monday 6th August 2012 AT 7.00PM

Meeting in the GREEN ROOM

VICTORY HALL, BROADCLYST

Councillors: Arthurs, Button (EDDC), Gent, Jackson, Massey, Morshead, Newman, Pepper, Rylance, Stiff and Wardle are respectfully summoned to attend.

Councillor Bowden (DCC/EDDC), Mr Smart and Ms Shepherd (NT) and PCO Cavin were invited to attend.

Press and Public are welcome

OPEN FORUM members of the public were invited to comment on agenda items and contribute points of Information

SPILL ARCHITECTS attended the Council meeting for comments on proposals to develop a parcel of land on Station Road, Broadclyst. The land is currently lying derelict - in 1982 it was used for storage and retail. The proposal will be for a single house development with detached garage, stable and paddock/meadow. The existing Enforcement Order will be carried out with hardcore being returned to topsoil. All development will be located on the brown field site. The council were in agreement that a condition should be made to ensure agricultural land must be omitted from the planning application to prevent future building on it. It was further commented that this would be a good use of a brown field site.

POLICE REPORT was tabled.

MEETING CONVENED WITH STANDING ORDERS

1 APOLOGIES FOR ABSENCE

Cllrs Bowden, Jackson, Massey, Morshead and Wardle sent their apologies.

2 DECLARATION OF INTEREST FROM MEMBERS

Agenda item 8 12/1428/LBC: Cllrs Rylance and Stiff declared a personal interest and took no part in decision making.

Cllrs were advised that a new guide has been received regarding declaring interests.
www.communities.gov.uk/publications/localgovernment/personalinterestsguide

ACTION : email link to all Cllrs

3 ACCEPTANCE of MINUTES of the meetings 4th June and 2nd July 2012

Cllr Arthurs proposed minutes of 4th June be accepted as a correct record, seconded by Cllr Newman, accepted and signed.

Cllr Arthurs proposed minutes of 2nd July be accepted as a correct record, seconded by Cllr Rylance, accepted and signed.

4 CODE OF CONDUCT

Council discussed the adoption of the new Code of Conduct recommended by National Association of Local Councils & Devon Association of Local Councils.

All Councillors were in favour.

ACTION: Clerk to make Parish specific amendments.

5 BROADCLYST VILLAGE CENTRE CAR PARKING PLANS – update

a) Update from meeting with EDDC representatives

Council were advised of future available to us. It would be a tragedy if it should become Pay and Display. However, this is a matter that will not need to be addressed until a later date and the National Trust will need to be involved.

b) Red Lion car park on-going proposals: Council request confirmation that BCPS have provided the owner of the Red Lion with plans. The owner of the Red Lion is happy to go ahead but has not seen plans.

ACTION CP will scan and forward to clerk who must clarify that it is an old plan but has not changed.

6 LOCATION OF FULL PARISH COUNCIL MEETINGS

The monthly meetings re-located to the Green Room, Victory hall, earlier this year; Council reviewed this decision and it was decided to remain in the Green Room and review again in 6 months.

7 Beare residents have requested that they have a skip facility, as it is well-used there, may we order one for weekend Sat 6 – Sun 7th October 2012?

The council discussed the request and with the proviso that the residents Self-police the skip Cllr Newman proposed acceptance, seconded by Cllr Button with all in favour.

ACTION Clerk to make arrangements

8 FINANCE

- a) Acceptance of Monthly report was proposed by Cllr Arthurs, seconded by Cllr Stiff and agreed by all.
- b) It was agreed that grass strimming be included in the general maintenance budget - for the immediate area around the village entrance flowerbox.

9 PLANNING

a) Recent applications:

Application No.	Location	Application Details
12/1285/MFUL	Kerswell Barton Farm Broadclyst Exeter EX5 3AF	Sub-division and extensions to existing dwelling to create 3 no. dwellings; conversion, extension and alteration of existing barns to create 8 no. dwellings and construction of detached dwelling in place of existing garage. Change of use of land from agricultural to residential and retention of new internal driveway. Various hard and soft landscaping works to include formations of bunding and ha-ha, drainage swales and parking areas and footpaths.

12/1285/MFUL The council cannot support this development for the following reasons:

1 This is contrary to DCC Structure Plan advice – this land is not allocated for development

Ref: DCC Structure Plan Policy – H3 & H4

*“Meeting Housing Needs in the Countryside **8.31** The control of housing development in the countryside is necessary to:*

- *avoid developing houses in locations which are not likely to be sustainable in terms of their accessibility to jobs and services, and*
- *safeguard the undeveloped countryside from indiscriminate or unnecessary housing development.*

8.32 *In considering proposals for the conversion of existing buildings in rural areas, priority should be given to uses that promote the diversification of the economy - reflecting the emphasis set out in national policy guidance. The development and/or conversion of buildings for residential use in the countryside should be seen in this context and be considered in terms of the need to avoid the reinforcement of dispersed patterns of development. Such conversions to residential use are most likely to be appropriate where they would achieve the conservation of buildings of historic or architectural interest.*

Policy H4

Residential development in the countryside will not be provided for except where:

- *there is a proven agricultural, forestry or horticultural need, or*
- *it results from the conversion of disused or redundant buildings of historic or architectural interest, provided that the conversion would achieve the conservation of those buildings and be sympathetic to the rural character of the buildings and the surrounding area and not give rise to unacceptable traffic.*

It is our understanding that there are no listed buildings on this site, as no Listed Building Consent application has been received, concurrent with this application.

- 2 **This is contrary to the EDDC local plan** - currently this agricultural land is zoned as Clyst Valley regional park

Ref: Maps on p.44 & p45 of the Local Plan show the **proposed Clyst Valley Regional Park area** includes this area

- 3 This proposed development land is outside the village boundary & not within the EDDC red line for development. The supposes it would be a **non sustainable development** – contrary to EDDC key policy documents that provide strategic and local guidance relevant to spatial planning in East Devon:

UK Sustainable Development Strategy (May 1999) + Securing the Future – UK Government Sustainable Development Strategy (2005)

(<http://www.sustainable-development.gov.uk>)

Rural White Paper: Our Countryside – the Future (2000)

(www.defra.gov.uk): “A protected countryside, in which the environment is sustained and enhanced, and which all can enjoy; and a vibrant countryside that can shape its own future and whose voice is heard by government at all levels.

· Plan policies to contribute to achieving objectives particularly in respect to promoting sustainable rural growth and development.

· Ensure that objectives are reflected in the Sustainability Appraisal Framework.”

Rural Strategy (2004): “Policies should ensure that the countryside is protected for its own sake”

- 4 This development proposes loss of grade 1 & grade 3 agricultural land (not justified – ref EDDC key policy Documents cited above) and particularly in light of the fact that Grade 1 agricultural land is being lost along the road in the proposed Old Park Farm and Pinn Court Farm developments.

- 5 If this application is to develop the existing farm buildings area, why has such a large red line area been submitted around the entire field boundary? Should this application receive planning permission, it supposes the potential for more development of agricultural land. This is not something we wish to encourage: ref EDDC key policy Documents cited above.

- 6 The access driveway is positioned on a bend, leading out onto the B3181 – this is a road designated as an alternative route when the M5 is closed between junctions 28 & 29 and can carry heavy traffic at times.

- 7 Reference is made to confidential pre-application advice given by Kate Baxter Hunter and Alan Breckon, which we are not privy to.

Whatever the professional pre-application advice, we respectfully suggest that the role of EDDC planning authority would be to have vetted this application and as it is contrary to EDDC key policies, should deny consent.

12/0907/FUL	6 Beech Close Broadclyst Exeter EX5 3LS	Amendments to original application: Construction of two storey side extension, single storey rear extension and bike store to front of property
Deadline has passed but no objections to amended application		
12/0702/MRES	Old Park Farm Pinn Hill Exeter EX1 3TH	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.
COMMENTS: We are pleased with the increased planting planned for this development.		

12/1519/OHL	Wards Farm Broadclyst Exeter EX5 3DB	Installation of additional electricity pole
No comments		
12/1536/MRES	Land South Of Younghayes (Land Parcels 3 & 4) Road Past Till House Farm London Road Broadclyst	Application for approval of appearance, landscaping and layout for 38 units on Parcels 3 & 4, proposed amendments to affordable by design house types.
As long as they fulfil the standard National Architectural guidelines re housing and that the properties are not too small, there are no further objections to the amendments		
12/1428/LBC	Rose Cottage Westwood Broadclyst Exeter EX5 3DH	Replacement front windows and door
This is supported.		
12/1651/TCA	Ford House Broadclyst Exeter EX5 3HU	T (A), Horse Chestnut: Crown lift to 4.5m above ground level T (B), Eucalyptus: Remove 2 dominant overhanging branches
These tree maintenance proposals are supported.		
The following two planning applications will be discussed, with delegated powers, at a separate meeting to be held on the 22 nd August 2012. 12/1719/FUL 12/1515/MOUT Delegated power proposed by Cllr Stiff, seconded by Cllr Arthurs, all in favour.		

- b) Request for a letter to EDDC Planning Dept, requesting that the developers of Clyst Mews change the proposed colour of the new dwellings to distinguish them from the Killerton Estate signature colour. Their colour could be in keeping and similar, but not identical. It was agreed that we should support National Trust and developer. Request the EDDC Planning officer contact NT.
ACTION Clerk to send letter to EDDC Planning.

10 BROADCLYST NT TENANTS' ASSOCIATION

Cllr Pepper will send an update from the Steering Cttee to councillors. TANT will be formed at a future meeting.

11 COUNCIL REPORTS & ACTION TRACKER – no matters arising

12 CORRESPONDENCE – no matters arising

13 AGENDA ITEMS for 3rd September 2012

Police Commissioner election response, should council wish this.

FINANCE COMMITTEE MEETING – Wednesday 22nd August 2012 7pm

PARISH COUNCIL MEETING – Monday 3rd September 2012 7pm

Green Room, Victory hall, Broadclyst

Meeting ended 9.20pm