

**MINUTES of the  
PARISH COUNCIL  
ANNUAL GENERAL MEETING**

**MONDAY 16<sup>th</sup> MAY 2011 AT 7.00PM**

**PRESENT:** Chair: Cllr Pepper Vice-Chair: Cllr Massey  
Councillors: Arthurs, Bowden (DCC/EDDC), Byers-Coleman, Morshead, Newman, Stiff and Cllr Wardle  
**IN ATTENDANCE:** E Nicholson (NT)  
**MEMBERS OF THE PUBLIC:** 5

During the Open Forum, reports were given from the Police, District, County & National Trust

**MEETING CONVENED WITH STANDING ORDERS**

- 1 ELECTION OF CHAIR**  
Cllr Pepper stood down. **Cllr Massey proposed Cllr Pepper for re-election, seconded by Cllr Arthurs; this was carried unanimously** and Cllr Pepper resumed as chair of the meeting.
- 2 ELECTION OF VICE CHAIR**  
**Cllr Arthurs proposed Cllr Massey for re-election, seconded by Cllr Wardle; this was carried unanimously.**
- 3 DECLARATION of ACCEPTANCE of OFFICE & DECLARATION of INTERESTS**  
Completed forms were signed and received by the clerk
- 4 MINUTES of the MEETING: 4th APRIL 2011**  
**Cllr Stiff proposed the minutes be accepted as a correct record, seconded by Cllr Massey, accepted by all and signed.**
- 5 APOLOGIES FOR ABSENCE**  
Cllr Button (EDDC), PC Cavin and Phillip Smart (NT) sent apologies
- 6 DECLARATION OF INTEREST FROM MEMBERS**  
Agenda item 13 **10/1711/MFUL** Cllr Pepper declared an interest as a near neighbour to the applicants and took no part in decision-making.  
Part B agenda item: Cllr Wardle declared a personal interest and took no part in decision-making
- 7 CO-OPTIONS TO COUNCIL following main elections**  
Vacancies occurred because insufficient candidates stood for election; posts can be filled by co-option.  
E Rylance stood for co-option; **this was proposed by Cllr Stiff, seconded by Cllr Morshead and carried unanimously.**  
J Jackson stood for co-option; **this was proposed by Cllr Morshead, seconded by Cllr Arthurs and carried unanimously.**  
**ACTION: Public will be advised of remaining vacancies.**
- 8 RECORDING THANKS TO COUNCILLORS STANDING DOWN**  
Council thanked the 3 councillors standing down from office for their invaluable service to the community. In particular, Cllr Roy Elkins and Cllr Graham Davidson had dedicated a great proportion of their time as members of the Broadclyst Parish Council for many years; a particular tribute to them would be most appropriate and is being considered by Council. Cards and certificates will be presented to Cllrs Elkins, Davidson and Barling.  
**Cllr P Bowden left the meeting**
- 9 PARISH COUNCIL COMMITTEES & REPRESENTATIVES:**

- a) Sub-committee members and representatives to community groups were elected for the new term of Council – list is attached
- b) **Devon Association of Local Councils**  
Broadclyst did not put forward a nomination to the DALC County Committee 2011-15 for election to represent E Devon councils, preferring to concentrate on parish issues.

**10 REVISED STANDING ORDERS - National Association of Local Councils**

Standing Orders is a guide on the legal, financial, administrative and governance aspects of running a local council. This guidance is an essential tool for established or new councillors and officers involved in this tier of local government.

The revised model Standing Orders will be carefully reviewed by the council. Decisions to adopt/amend will be deferred.

**ACTION: Clerk to mark up differences on existing Standing Orders**

**11 TRAFFIC GROUP** - is meeting monthly and updates were given to council

**12 FINANCE**

- a) Acceptance of the monthly report was **proposed by Cllr Morshead, seconded by Cllr Byers-Coleman and agreed by all.**  
**ACTION: Mower should be advertised through Western Morning News online.**
- b) Annual Finance Report to Council – a summary report was given to the Councillors. However it is agreed that a full analysis will be issued electronically after the internal audit has taken place.
- c) BMX Track project update was given to council. We were advised originally that planning permission was not needed with a dirt track; however planning permission is now required.  
**ACTION: Cllr Wardle proposed application is submitted for the BMX track; this was supported by Cllr Massey and agreed by council.**
- d) SPMC has requested to change electricity provider at end of the current year's contract.  
**ACTION: Clerk to Advise SPMC treasurer to inform PC how much saving is to be made if electricity provider is altered this year, before a decision is taken.**

**13 a) PLANNING** - Recent applications were discussed and the following recommendations made to EDDC:

Application No.	Location	Application Details	PC comments
11/0681/FUL	National Trust Killerton House	Alterations to car parks including improved disabled parking, realignment of existing gravel car and coach parking areas, raising the ground level to create additional parking bays and construction of visitor welcome kiosk.	<b>SUPPORTED</b>
11/0789/FUL	Victory Hall Broadclyst	Replacement roof coverings to the Wiltshire room, hall, toilets and social club	<b>SUPPORTED</b>
11/0941/FUL	Clyston Broadclyst	Conversion and extension of existing outbuilding to form four bedroom dwelling and construction of two detached double garages.	One objection received from the public.  The Broadclyst Parish Council notes that part of the development falls just outside the 'black line', which may have an impact on a final decision. In support: 5 Against: 0 Abstained: 1 We <b>SUPPORT</b> this planning application for the following reasons:

			<ul style="list-style-type: none"> <li>▪ There will be no net gain of parking area for 6 cars, so no additional vehicular access</li> <li>▪ The existing 2 storey outbuildings are being converted with no major visual changes</li> </ul>
<b>11/0942/FUL</b>	Oak Haven Broadclyst	Construction of front porch, rear balcony, extension to roof and installation of first floor side windows.	<b>SUPPORTED</b> This is in a rural location and not overlooked.
<b>11/0794/FUL</b>	Trekenton Broadclyst	Construction of single storey extensions	<b>Decision deferred</b> , as plans had not been received from EDDC. A planning committee meeting would be convened if needed.

### Comments on current MAJOR APPLICATIONS

<b>11/0604/MFUL</b> Land West of Burrowton Cottage Broadclyst	
<b>Application Details:</b>	Proposed solar farm, comprising the erection of solar arrays, equipment housing, fencing and ancillary equipment. Continued use of land for grazing.
<b>Comments:</b>	Many public objections received + 30 members of the public attended our planning committee discussion of this application to voice concerns.
	After much discussion and debate in public, <b>the Parish Council voted unanimously</b>
	<b>NOT to SUPPORT this planning application for the following reasons:</b>
	<ul style="list-style-type: none"> <li>• Adequate notification was not provided for public consultation in the early stages; the Parish Council were not notified of the public open day and so missed the opportunity to talk with the developers.</li> <li>• Since the application has been out for consultation, some near neighbours have still not been advised/ consulted on this application (referred to in some of the representation letters).</li> <li>• This is proposing to develop arable land, further reducing the means of home production. With projected food shortages and the aim to reduce 'air miles' for food supplies, this does not seem in the best interests long-term.</li> <li>• The government's incentive scheme to increase solar powered generation is primarily for home owners, to encourage production &amp; use locally.</li> <li>• An Environmental Impact survey, including the effects of noise pollution, should be completed and findings taken into consideration by EDDC planning before a decision is reached.</li> <li>• A detailed Flood Risk Assessment should be carried out. Contrary to the assertion that there won't be an increased risk of flooding, we believe that the large area of glass panels (despite being angled) and their bases will still reduce the area of grass available for surface water to be absorbed.</li> <li>• The high fence and radar tower, planned for security, will be visually obtrusive and following the Police Architectural Liaison officer (10<sup>th</sup> May 2011), there may need to be more security measures undertaken which would also alter the rural character of the area.</li> <li>• The high fence and radar tower, planned for security, will be visually obtrusive and following the Police Architectural Liaison officer (10<sup>th</sup> May 2011), there may need to be more security measures undertaken which would also alter the rural character of the area?</li> <li>• We understand that the solar power technology to be installed has already been superseded and so are concerned that this industrial scale project is being pursued.</li> </ul>
	<b>Should the project go ahead, can you assure us that:</b>
	<ul style="list-style-type: none"> <li>• This application will be subject to a Section 106 Agreement, benefitting the local community?</li> </ul>

	<ul style="list-style-type: none"> <li>Should the project cease before the 25 year lease has run, the equipment will be removed and not left on site?</li> <li>We would ask that a clause be imposed to ensure that the land will be restored to its former agricultural use – not considered a ‘brown field site’ and further developed?</li> </ul>
	<b>11/0926/MRES</b> Land South of Younghayes, London Road, Broadclyst
	<b>Application Details:</b> Application for the approval of details relating to access, appearance, landscaping, layout and scale, in respect of a new primary school within the first phase of the Cranbrook new community development (Pursuant to Condition 1 of planning permission 03/P1900).
	<b>Comments:</b> <b>The Parish Council wishes to SUPPORT this planning application, with the following recommendation:</b>
	<ul style="list-style-type: none"> <li>The 30 staff parking spaces will prove inadequate for this size of school community; so we recommend <b>provision of 40 – 50 parking spaces, as there is sufficient land available for extension.</b> A similar size primary school in the area finds its 40 car parking spaces insufficient.</li> </ul>
	In addition, the Parish Council comments that the landscaping and open areas will enhance the school environment and the provision of a specific ‘drop-off point’, bike and scooter racks are well designed.
	<b>10/1711/MFUL</b> Kingdom House Broadclyst
	<b>Application Details:</b> Demolition of existing bungalow and former outbuildings, works and construction of 13no residential dwellings with associated works including new pedestrian access to School Lane.
	<b>Comments:</b> The minor amendments to this planning application do not impact on our original concerns over traffic, parking and pedestrian safety, so <b>the Parish Council does NOT SUPPORT this planning application for the following reasons:</b>
	<ul style="list-style-type: none"> <li>Number of houses planned for 0.18 hectares. PPS3 recommends fewer units per hectare (5-9 units rather than 13). Previous ruling stated that 9 houses was over-development; as a result we supported the application for 5 houses on this site. However, this was rejected by the Planning Dept.</li> <li>The justification for high density development here has been cited as the requirement to comply with government’s 40% affordable house ratio; however, this has been adjusted to be 30% in other contexts since then.</li> <li>The pedestrian cut through is not supported by the primary school, or parish council. The new DCC Highways dropped kerbs are located opposite Town Hill and the designated safety Crossing Person will direct all pedestrians across and down that way; accessing the school via School Lane. The footpath along the B3181 &amp; through the proposed development, to access the primary school, is not considered adequate for the volume of children &amp; parents who would be using it. This proposed route through is also poorly located and should end at the end of the site rather than be dog-legged.</li> <li>Garages / Parking Spaces: concerns with location of some &amp; lack of driveways. Some garages would be used for storage, rather than cars. Likely that some of the 13 dwellings would have more than one car; no provision has been made for the extra cars. This area is already known for its parking/traffic problems at peak school times.</li> <li>The Council supports the development of this long-derelict site and would hope that EDDC planning department would consider the following: an application for over 50s / retirement homes, the location is ideal and the demand is there. Or a development with fewer dwellings, allowing more realistically for the parking issues inherent in a development here.</li> </ul>
	<b>b) Review of Planning Committee meeting arrangements and public notification</b> Council decided that Planning Committee meetings would be called when needed between full council monthly meetings, owing to the fluctuation in planning applications & deadlines. Planning applications would be considered by full council, unless 7 days notice is given of a sub-committee meeting to discuss applications, allow the public to be notified.
14	<b>CLERK’S REPORT &amp; ACTION TRACKER</b> – actions required: <ul style="list-style-type: none"> <li>The obscured ditch and pot holes along the road leading into Ashclyst Forest will be reported to highways</li> <li>Wish meadow railings are broken: NT will investigate</li> </ul>

	<ul style="list-style-type: none"> <li>◆ Footpath from Old Coach road to village is overgrown: handyman will action</li> <li>◆ National Play Day: 3<sup>rd</sup> August 2011 - VIPs will liaise with NT to organise event(s)</li> </ul>
<b>15</b>	<b>CORRESPONDENCE</b> - no action required
<b>16</b>	<p><b>POINTS OF INFORMATION</b></p> <ul style="list-style-type: none"> <li>◆ An article will be included in the Broadsheet advising public of considerate use of bonfires</li> <li>◆ Police advise public to secure properties &amp; outbuildings, following a recent spate of burglaries</li> <li>◆ NT Cycle Track: aims for completion mid July; possibly coinciding with National Cycle Festival</li> <li>◆ Increased incidents of fly-tipping: incidents should be reported to Streetscene, EDDC tel: 01395 517528</li> <li>◆ Broadclyst will be competing with Exeter city for Highways funding now. Only large, encompassing highways projects are likely to get support. Our holistic approach to traffic management in Broadclyst should facilitate negotiations.</li> </ul>
	<p><b>AGENDA ITEMS FOR 6<sup>th</sup> June 2011</b></p> <p>Dog Fouling - review provision, following Annual Parish Meeting</p>

**ANNUAL PARISH MEETING THURSDAY 26<sup>th</sup> MAY 2011 – 6.30 pm Victory Hall**

**Parish Council Meeting 6<sup>th</sup> June 2011 – 7pm Victory Hall**