

# MINUTES of the PARISH COUNCIL MEETING

Monday 7<sup>th</sup> November 2011 AT 7.00PM

**PRESENT:** Chair: Cllr Pepper Vice-Chair: Cllr Massey  
Councillors: Arthurs, Button (EDDC), Jackson, Morshead, Newman, Rylance, Wardle and Wyman  
**IN ATTENDANCE:** Councillor Halse (Chair EDDC), PC Cavin  
**MEMBERS OF THE PUBLIC:** 6

## OPEN FORUM

Police, County and District Council reports were tabled

- EDDC Chair, Cllr P Halse attended the meeting. He assured that he wanted transparency and a closer working relationship with parishes. Concerns addressed to Cllr Halse will be responded to as soon as practicably possible.

## MEETING CONVENED WITH STANDING ORDERS

- 1 APOLOGIES FOR ABSENCE**  
Cllr Byers-Coleman and Cllr Stiff sent their apologies.
- 2 DECLARATION OF INTEREST FROM MEMBERS**  
Agenda item 14: Cllr Button declared an interest as member of EDDC Development Management Committee. 11/0602/FUL Cllr Rylance declared a personal interest and took no part in decision-making.  
Agenda item 13c: Cllr Wardle declared an interest as Chair of VIP's.  
Cllr Wardle declared an interest in matters discussed in Part B as a personal friend.  
***Cllr Bowden left the meeting.***
- 3 MINUTES of the MEETING:3<sup>rd</sup> October 2011**  
**Cllr Morshead proposed the minutes be accepted as a correct record, seconded by Cllr Rylance, accepted and signed.** Cllr Arthurs and Cllr Button abstained as they did not attend this meeting.
- 4 AGREE PC MEETING DATES for 2012**  
All councillors agreed with the meeting dates for 2012.  
**Action:** Clerk to display dates (inc. broadsheet and website) and issue to all councillors
- 5 COMMUNITY ISSUES**
  - a) The council discussed the procedure to officially name Whimple Road, following a parishioner's request: (Council discussed the options of taking Whimple Road from Burrow Cross to Forches Head or Burrow Cross to Wards Cross)  
It was agreed that the council accept the offer by the parishioner to pay for two signs. **Proposed by Cllr Morshead, seconded by Cllr Wardle and accepted by all.**  
**Action:** Clerk to send letter of thanks to parishioner and begin process of officially naming Whimple Road.
  - b) Two new place signs incorporating "Drive carefully and twinned with....." for entrance to Broadclyst Village on the B3181 was discussed. Acceptance of this was **proposed by Cllr Morshead and seconded by Cllr Wardle and accepted by all.**  
A further two signs to be sited in Dog Village will be discussed in the New Year.  
***Cllr Halse left the meeting.***
- 6 BROADCLYST TRAFFIC PLAN**  
Updates were given to council in advance of the meeting. Some suggestions were provided but the overall consensus was that council needed extra time to consider this important document.  
**Action: Cllrs to forward comments to clerk or members of the Traffic Group by 21<sup>st</sup> November.**  
Council will debate this at December meeting.

- 7 OFF STREET CAR PARKS REVIEW – EDDC consultation**
- a) EDDC Off street parking review – p34-35 section 7.4 **Broadclyst Victory Hall Car Park**  
Council suggested that the following amendments be made:
- Victory Hall is NOT owned by the BPC – the hall is managed by a separate charitable trust.
  - Over-night parking is used by **a few** local residents.
  - Clarification that the small residents' car park (for Woodbury View) is owned by EDDC
- b) The council wished to comment on the General Car Parking survey, relating to pay car parks in E Devon as follows:  
Car park fees across East Devon should be reduced to stimulate car park usage and encourage local shopping away from out of town superstores.
- 8 Open Spaces, recreation & sport – district consultation for our parish**  
PC gave delegated power to respond to this consultation to the VIP's. The VIP's shall forward a response to the clerk prior to 30<sup>th</sup> November 2011. This shall be tabled at the December meeting.
- 9 2013 REVIEW OF PARLIAMENTARY CONSTITUENCIES IN ENGLAND**  
The proposals will reduce the constituencies in Cornwall & Devon from 18 to 17, with one cross boundary constituency. The council proposed that individual responses be made to this review.
- 10 GROUNDWATER CONSULTATION – Environment Agency**  
Concerning the current Groundwater Protection Guidance. Councils that experience flooding are encouraged to respond:  
This matter was deferred to the Extraordinary Meeting to be held on the 28<sup>th</sup> November.
- 11 FORMATION of BROADCLYST COMMUNITY ACTION GROUP**  
It was discussed and agreed that council members would organise this group in conjunction with community members and the National Trust.
- 12 WAR MEMORIAL DEDICATION – REMEMBRANCE DAY**
- a) Friday 11<sup>th</sup> November: 10.45am Victory Hall dedication of memorial plaque, followed by short service and refreshments in Parish Church. Parish Council will be represented by Cllrs Rylance, Morshead, Pepper, Arthurs, Wardle and the clerk
- b) The Council discussed the importance to protect and maintain this memorial, under the War Memorials (Local Authorities' Powers) Acts of 1923 and 1948.  
Monies from county fund have been secured towards the relocation of the 1<sup>st</sup> WW memorial plaque; a motion was made that Broadclyst Parish Council funds the remainder of costs involved + funding the new 2<sup>nd</sup> WW plaque. **This was proposed by Cllr Morshead, seconded by Cllr Massey and agreed unanimously.**
- c) Maroons: owing to changes in acceptable decibel levels in public, maroons are no longer manufactured for marking the 2 minute silence. Alternative safe rockets (2) can be set off. **Cllr Massey proposed that the council fund these at a cost of £30, seconded by Cllr Arthurs and agreed by all.**
- 13 FINANCE**
- a) Acceptance of the monthly and quarterly reports was **proposed by Cllr Morshead, seconded by Cllr Wardle and agreed.**
- b) The Finance committee made recommendation that the Parish Council order rock salt for the use of parishioners. It was agreed that 40 bags be purchased and stored in the first instance in the Clyst Room. **Proposed by Cllr Morshead and seconded by Cllr Massey, agreed by all.**
- c) Peter Bowden (Devon District Councillor) has provided some monies towards the provision of equipment for teenagers in the village. We have received £10,000 from the National Lottery Awards for all to be used for the Teenzone. The parish is due to receive in the next couple of months a sum of £10,000 from Section 106 funding. The Parish council were asked and discussed that this funding be spent as part of the Teenzone. **Cllr Morshead proposed**

acceptance, Cllr Arthurs seconded and it was agreed by all.

## 14 PLANNING

### a) Report/discussion on recent applications

Application	Location	Application Details
11/2119/FUL	Dashells, Old Coach Road Broadclyst	Demolition of existing detached dwelling and outbuildings, and erection of 4 semi detached dwellings
<p><b>PC Comments:</b> This was debated thoroughly, with pros of this development recognised, including the opportunity to allow organic growth. However, the final decision was that this proposal is <b>NOT SUPPORTED</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>◆ Concerns that this would be over-development of the site. The Parish Council opposed a similar planning application across the road 3 years ago on these grounds.</li> <li>◆ This is already a traffic concern area and demolishing the old wall to allow more traffic onto Old Coach road cannot be supported.</li> <li>◆ The present unkempt building has character and it is thought preferable to retain the old style of house with a sizeable garden. Would the developers consider a conversion of the existing building to form 2 dwellings?</li> </ul>		
11/2274/VAR	Site Of Cranbrook New Community London Road Broadclyst	Variation to condition 2 of planning consent 07/2441/FUL (construction of multi-purpose building) to allow for changes to internal and external layout, and consequential changes to elevations
<p><b>PC Comments:</b> The Parish Council <b>SUPPORTS THE MINOR AMENDMENTS</b>, in particular the improvements to paving stones to minimise rainwater retention.</p>		
11/2328/FUL	Saundercroft Farm, Whimple	Installation of solar panels to roof of agricultural building
<p><b>PC Comments:</b> This was <b>SUPPORTED</b> unanimously.</p>		
11/2118/MRES	Hayes Farm (land at) Clyst Honiton	Reserved matters application for the erection of a distribution warehouse (use class B8) with associated ancillary offices and means of access, gatehouse, energy centre, resource recycling unit, vehicle maintenance unit, fuel island, sprinkler tanks, pump house, vehicle wash, car, motorcycle, cycle and HGV parking, landscaping earthworks, associated infrastructure works and provision of replacement bat roost (pursuant to application 10/2184/MOUT). (Phase 1 development comprising 49,119 sq.m. total floor area)
<p><b>PC Comments:</b> The council wishes to state again that this development does not meet the objectives of the Growth Point or the original LDF:</p> <p style="padding-left: 40px;">“Phase one of the development will consist of a rail siding connecting to the main Exeter St David's to London Waterloo rail line.”</p> <p style="padding-left: 80px;">and also</p> <p style="padding-left: 40px;">“The <b>purpose</b> of the Exeter Gateway is to encourage the bulk transport of containers by train as the terminal provides a facility to interchange bulk cargo from rail to road and vice versa”.</p> <p>This proposal anticipates 650 lorry movements per day on average and zero use of rail infrastructure; the recent horrific M5 motorway crash demonstrates how important it is to move as much freight as possible via rail.</p>		

The following comments are suggested to mitigate environmental impacts as much as possible:

#### Noise

The council notes that Sainsbury's vehicles are fitted with reversing 'white noise' broadband, reducing the potential impact; however, other service vehicles will be using this depot 24 hours a day and old noise systems still in use would be disturbing.

Acceptable noise levels will be set, but if they are exceeded, will penalties be in place to deter this? (Other local developments have already broken rules on construction times during social hours.) Will council impose conditions for construction and business movements and penalties if these are broken?

As the local community will be the ones affected by unacceptable noise levels, how will penalty safeguards benefit the local community?

#### Light

With 24/7 operation, we suggest imposing conditions to reduce the impact of light pollution.

#### Air Quality

There is concern that the high volume of HGV movements generated by this development along both the M5 and A30 will adversely affect air quality; environmental studies show that emission pollution from both petrol and diesel fumes and exhaust is most severe within a five-mile corridor of major roads.

#### Visual Impact

The single half million square foot warehouse is inappropriate for the rural location.

The building is 16.5m high and as such the screening provided is not of sufficient height.

We suggest both lowering the building height, creating a 'green roof' (\*) and increasing vegetation/land banks around the site.

There is no screening shown to the East – which is the area with the nearest houses likely to be affected. The visual impact pictures show trees in full leaf. Clearly in the winter, the impact of the building will be greater. So, we recommend cladding the outside in cedar.

\* (Green/Living Roof: forms a weatherproof covering with various layers supporting a range of plant covers. Research shows that global deforestation is happening faster than urban development - planting of impermeable roof surfaces help to redress the balance and help urban buildings blend into the environment)

#### Groundwater quality

A significant number of local dwellings, not on mains water, rely on this for the drinking water. Removing 500,000 square feet of collection area will significantly impact on the amount of groundwater available for consumption by other users.

**We see that this has not been investigated and request that the planning application is put on hold until this has been investigated.**

In addition there are concerns with diesel leeching into the groundwater supplies.

#### Permanent loss of high grade agricultural land

The irrevocable loss of this for future food security is still of great concern to us. In light of this, could we utilise Sainsbury's commitment to 'Buy Locally' by enhancing this development to include a packing point for local produce? This would seriously reduce carbon miles and contribute meaningfully to local sourcing.

#### Section 106 money

Broadclyst Parish welcomes the S106 prohibition of HGV movements through Station road, Broadclyst and Clyst Honiton Village road; however, it will ultimately rely on Sainsbury's to impose the restrictions.

We would stress the need for dedicated S106 funding to be secured to offset the detrimental impact of this development on the environment and quality of life in this lovely rural part of East Devon.

b) Planning appeal for 11/0602/FUL – dismissed

**15 COUNCIL REPORTS & ACTION TRACKER – No matters arising**

**16 CORRESPONDENCE** - No matter arising

**17 AGENDA ITEMS for 5<sup>th</sup> December 2011**

Meeting closed at 9.50pm

**EXTRA ORDINARY PC MEETING** – meeting **Monday 28<sup>th</sup> November 2011 7pm**

Wiltshier Room, Victory Hall, Broadclyst

(meeting to discuss how PC will best manage reviewing the major planning documents and extra meetings: pre-application / Joint Parishes)

**FULL PARISH COUNCIL** - Monday **5<sup>th</sup> December 2011 7pm**

Wiltshier Room, Victory Hall, Broadclyst