

# MINUTES of the PARISH COUNCIL MEETING

MONDAY 4 OCTOBER 2010 AT 7.00PM

**PRESENT:** Chair: Cllr Pepper Vice-Chair: Cllr Massey  
Councillors: Arthurs, Button (EDDC), Elkins, Morshead, Rylance, Stiff and Cllr Wardle

**IN ATTENDANCE:** PC Cavin and Mr Smart (NT General Manager)

**MEMBERS OF THE PUBLIC: 1**

## OPEN FORUM

Police, County, District and National Trust reports were given

- ◆ Dropped kerbs, needed to progress supervised crossing at school times for BCPS, are to be installed during October half-term.
- ◆ Recycling collection: cardboard will not be taken as it has no market value and EDDC would incur costs.
- ◆ National Trust: Community Notice board should be in place by early December. It was agreed that NT would undertake its annual maintenance and Parish Council arrange insurance cover.

## MEETING CONVENES WITH STANDING ORDERS

### 1 **APOLOGIES FOR ABSENCE**

Cllr Byers-Coleman, Cllr Davidson, Cllr Jackson and Cllr Bowden (DCC/EDDC) sent their apologies.

### 2 **DECLARATION OF INTEREST FROM MEMBERS**

Agenda item 7 planning applications:

Cllr Button declared his interest as a member of EDDC Development Management Committee.  
Cllr Rylance: 10/1903/LBC declared an interest as a near neighbour

### 3 **MINUTES of the MEETING: 6<sup>th</sup> September 2010**

The minutes were **proposed as correct by Cllr Rylance and seconded by Cllr Wardle, accepted and signed.**

### 4 **COMMUNITY ISSUES / UPDATES**

#### a) Youth Club update

- ◆ Devon Youth Services (DYS) worker, James Sanders, has been working with youths and made progress over the last 18 months. The DHS will run a residential weekend, and then propose the restart of the Broadclyst Youth Club after that.
- ◆ The Service Level Agreement (between DHS & Parish Council) will provide two workers: James Sanders plus one other. VIP's have submitted a grant application, through DHS, for £5000 and they have funds for the next 6 months. During this period further funding will be applied for by the youth club.
- ◆ Locations to be investigated: Victory Hall, Social Club, Clyst Vale Hall, BCPS canteen and Sports Hall; in consultation with DHS. Cllr Wardle asked council to agree in principle to the Youth Club restarting 2<sup>nd</sup> week of November, subject to suitable location being secured.

**This was proposed by Cllr Button, seconded by Cllr Stiff and agreed by all.**

#### b) BMX project

- ◆ VIPs have sourced topsoil for the BMX dirt track and are taking professional advice on its development
- ◆ It was noted that passive supervision by the allotment owners was working.

#### c) Clyst Caring

A fund-raising 'Summer fest' is being planned. PC will support this with an article in the Broadsheet, to save 'flyer' costs.

**Action: Cllr Button to liaise with P Conyebear**

#### d) Sports Pavilion:

- ◆ An update was given on the Bowls Green. The Parish Council expressed their concern at the state of the bowling green and a letter will be sent to the SPMC, as managers of the Bowling Green.

- ◆ Reseeding has been arranged and 2 quotes obtained to upgrade the current watering system.
- e) New waste bins have been purchased and the locations agreed:
  - 2 Litter bins: (i) Back lane – junction with footpath to recreation fields/car park
  - (ii) Play Area – between picnic bench & Zip Wire
- 3 Dog waste bins:
  - (i) Start of footpath from Whimple Road to playing field (attached to the Fp12 signpost), serving Elm Close/Woodland road houses
  - (ii) Church Close – exact location must be agreed with Red Lion / NT / local residents
  - (iii) Elbury Lane – at entrance to Fp14, serving Elbury Lane & Dog Walking field.
  - (iv) Relocate Dog Waste bin in main car park → further along the NT wall, to make room for the new community notice board
- f) Skips: Posters to be distributed throughout Parish by Cllrs Rylance, Cllr Button & clerk

## 5 PARISH HOUSING NEEDS SURVEY

The Council has been offered a rural housing needs survey, carried out by the Community Council of Devon at no cost to the PC. Council will take advantage of this, including information in the Autumn Broadsheet. Surveys (with pre-paid envelopes) will be distributed with the Winter Broadsheet.

## 6 FINANCE

- a) **Cllr Button proposed that the monthly report be accepted, Cllr Morshead seconded, all agreed and it was signed.**
- b) The government will be announcing major spending cuts on 20<sup>th</sup> October; recommendations for 2011 – 2012 budget priorities were deferred until next meeting.  
*Cllr D Button left the meeting.*

## 7 PLANNING APPLICATIONS - Current applications

Application	Location	Application Details	PC Comments
10/1848/MFUL	Land South Of Younghayes London Road, Broadclyst	Construction of road and footway between the former A30 Honiton Road and the Main Local Route for the proposed Cranbrook New Community and the carrying out of associated infrastructure and engineering operations.	<b>SUPPORTED – with the strong recommendation that the cycle path be a DEDICATED CYCLE PATH – not combined, as planned</b> along the edge; also to ensure that it links with the new bridge. <ul style="list-style-type: none"> <li>◆ Cycle tracks are primarily developed for leisure cyclists, this <u>causes problems for faster commuting cyclists</u> both if they use the shared track or if they use the road (motorists assume that they should be on the track provided).</li> <li>◆ The Parish Council wish to state that we consider the introduction of a roundabout a positive safety feature, as Parson's Lane is an accident black spot – the roundabout will have a calming effect.</li> <li>◆ These plans to complete the link road into the new development are a good improvement.</li> </ul>
10/1902/FUL & 10/1903/OUT	St Pauls Church, Westwood	Installation of roof glazing and wood-burning stove flue.	<b>SUPPORTED</b> We are keen to support the renovation/maintenance of this listed building
10/1906/FUL	2 Lime Close, Broadclyst	Construction of first floor rear extension	<b>SUPPORTED</b>
10/1960/FUL	The Black Horse Inn Clyst Honiton	Alterations/extension to existing public house to form new ramped entrance, canopy, beer garden, bottle store & 14 bed lodge. Renewal of 05/0603/FUL.	<b>SUPPORTED</b> This is a resubmission of the original application, which was passed; so we see no problems in supporting this.

**10/0641/MOUT** Land At Old Park Farm, Pinn Hill

Minor alterations to: Outline planning application, dealing with access only, for a development of up to 450 residential units, up to 2,000sqm of (B1) business use, a primary school (2ha site), a village centre with mixed services, retail space of up to 900sqm, and a 250 space Park & Ride; together with associated areas of open space (formal and informal), cycle ways, footpaths and infrastructure, served off a new access from the highway.

Our response

**Broadclyst Parish** Council **CANNOT SUPPORT** the outline plan even with the amendments submitted, for the following reasons:

- 1 **TRAFFIC concerns** have not been alleviated by the further surveys/reports carried out; we do not accept the 'nil impact' conclusion.  
We uphold our comment that his proposal will generate increased volume of traffic feeding onto / off B3181 connected with 450 extra houses, business, retail units and a 'Park & Change' which will encourage traffic from outside area to make use of the facility.  
Present volume is already heavy during: school term times; M5 closures between Cullompton and Exeter; office days cause congestion at rush hour times.  
Traffic Lights at access to development would exacerbate congestion; as temporary traffic lights along B3181 sited near the double Mini Roundabouts are at present causing congestion tailbacks throughout the day, not just at peak traffic times.  
  
Congestion tailbacks would force even more traffic to use:
  - i) Station Road, Broadclyst, as an alternative at peak times. This road has caused concern for years with existing congestion safety problems at Clyst Vale Community College during school run times, heavy container traffic using the road already in and out of the trading estate TNT Logistics deliveries close to Old Railway Station narrow bridge.
  - ii) Poltimore cut-through 'run'
  - iii) Park Lane cut-through 'run'
- 2 **PARK & CHANGE** facilities are not usually set in residential areas. This would have an impact on homes, particularly antisocial use out of hours - raised as a concern by the Police in their report. Existing bus services run along B3181 at this point every 15 minutes, so not necessary for the local residents.
- 3 **DESIGN concerns:** modification from 3 to 2.5 story dwelling is felt to still be unacceptable in an existing area of predominantly single storey bungalows. This would be out of keeping with the local buildings in the surrounding area and the heights cause problems of over-looking and light deprivation for existing residents. Is there sufficient evidence that local housing is needed in this area, with so many houses of all price ranges currently available?  
  
Is the business element of these outline plans necessary with existing areas of Sowton, Pyne Hill Industrial Park and Digby relatively nearby + other significant business developments planned (Science Park; Sky Park)? All have good road networks already in place and improvements passed to cope with increased volumes which will be generated; we understand that there will be no opportunity to widen the B3181 to accommodate extra traffic. There are currently empty retail/business premises throughout city & area – which should be utilised first.
- 4 **GRADE 1 AGRICULTURAL LAND** – it is not acceptable to lose this agricultural land for development which has not been proved to serve the local needs. Once developed, agricultural land is never reinstated. In deed recent recommendations state: importing food more expensive and so home-grown is to be encouraged. This is a dangerous precedent to set for our future.
- 5 **SEWAGE** report shows concerns that the existing downstream sewage is not capable of coping
- 6 **CHILDREN & EDUCATION**  
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.

- 7 **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. Is there any additional medical provision made?

This area is not currently identified as priority in the strategic plan.

We suggest that there needs to be a cohesive plan involving East Devon & Exeter City planning to ensure the most effective infrastructure for schools and sewage if growth plans are pursued across council boundaries.

- b) **EDDC:** Planning presentations 4<sup>th</sup>, 10<sup>th</sup> & 16<sup>th</sup> November at Knowle  
Council may send representatives for updates on latest planning initiatives + may submit general planning issues for discussion at the event. Cllr Massey offered to attend (will advise clerk which date). Issues the BPC would put forward:
- ◆ Development of derelict sites – what more can be done to ensure land is developed sensibly?
  - ◆ Enforcement issues – how can we be expected to have evidence pre dating an issue (e.g. evidence of a Devon hedge being removed)
- c) **Redhayes footbridge**  
The future of funding for improvements to Junct. 29 will be announced on 20<sup>th</sup> October
- ◆ Parkland will have temporary surface bridge construction. Tarmac must be removed and parkland restored.
  - ◆ Query specified design for commuters as it is circuitous and commuters tend to take the shortest route available.
- d) **EDDC LDF Consultation:**(response deadline end Nov)
- ◆ Council has decided to arrange an open meeting at a large venue, inviting representatives from the New Growth Point Team to answer questions, which should inform our responses. This meeting will be publicised widely.
  - ◆ Possibly call a Joint Parishes meeting to agree a joint response by end of November.

8 **CLERK'S REPORT** - matters arising

- ◆ Budlake flooding issue (often 1ft deep with no pedestrian way around)

Possibly caused by heavy traffic wrecking B road surfaces, combined with drainage pipes getting blocked with detritus.

**Action: Clerk to send details to Cllr Button to follow up.**

- ◆ Westwood sign has been replaced. Permanent repairs have been made to Westwood roads recently to prepare the road for surface dressing next year.
- ◆ Westclyst: request for white line to be repainted along roadside for safety – Cllr Bowden will be asked to progress
- ◆ Westclyst Bus Stop: residents are requesting a bus timetable be put up on the shelter side of road - used more regularly than the other side (where the timetable is sited).

**Action: Clerk to request a Stagecoach timetable be displayed.**

**ACTION TRACKER** - no matters arising

9 **CORRESPONDENCE** - no matters arising

10 **AGENDA ITEMS FOR NOVEMBER**

- ◆ Review 6 month trial of Dogs on Recreation Area (leads/mess)
- ◆ LDF – Parish Council response discussed

**NEXT PARISH MEETING** MONDAY 1st<sup>th</sup> NOVEMBER 2010 - 7 pm Victory Hall

**FINANCE COMMITTEE** WEDNESDAY 20<sup>TH</sup> OCTOBER 2010 - 7pm Victory Hall

**PLANNING COMMITTEE** THURSDAY 28<sup>th</sup> OCTOBER – 7.30pm Sports Pavilion

**LDF PLANNING CONSULTATION** THURSDAY 4<sup>th</sup> NOVEMBER 4pm - 9pm Clyst Vale CC Hall