

PRESENT: Chair: Cllr Pepper and Vice-Chair: Cllr Massey
Cllrs: Arthurs, Barling, Button (EDDC), Davidson, Elkins, Henshaw, Jackson, Morshead, Rylance, Stiff, Wardle

IN ATTENDANCE: Cllr Bowden (DCC/EDDC), D Hammond (Clerk), S Smith (Assistant Clerk), PC Buffy Cavin, Sgt Tennant, D Jenkins and E Nicholson (NT), Rev M Partridge, Sir D Acland, Dr Bawn (CVCC), J Bishop (BCPS), Janthia Algate (East of Exeter development team), Ed Freeman (EDDC planning)

MEMBERS OF THE PUBLIC: Approximately 200

1. WELCOME AND CHAIRMAN'S REPORT

The Chairman opened the meeting by welcoming the speakers and everyone and inviting public comments and questions during the meeting.

The chair thanked council and clerk for their dedication and hard work throughout the course of the year. He announced the retirement of handyman M Pearce and thanked him for his many years of loyal, hard work. Achievements of note – the revamped Play Area and commented on the opening ceremony and thanked the VIP's efforts. The proposed Community Farm plans are going from strength to strength and invited any questions or wish for involvement in the project to be directed to the representative present. Noted: that the 8th edition of the Broadsheet has been distributed, with each publication getting better. Thanks to all involved as there is no cost to the Parish Council. Further offers of help with distribution and articles and information for inclusion will be gratefully received. Parish website is now live and updated regularly- please visit: www.broadclyst.org

2. APOLOGIES FOR ABSENCE Phillip Smart and D Melhuish (NT) AND

APPROVAL OF THE MINUTES OF THE ANNUAL PARISH MEETING HELD ON MONDAY 20th APRIL 2009

The minutes were proposed as a true record by Cllr Massey, seconded by Cllr J Jackson; accepted unanimously and signed.

3. DEVELOPMENT OR ENCROACHMENT

a) Local Development Framework Cllr Massey

Rural Spatial Strategy (RSS) outlines what developments could be instigated over the next 20 years. 17,000 new homes must be provided in East Devon, 4,000 planned for the East side of Exeter and 7,000 plus at Cranbrook. The submitted LDF is an evolving document which can include our recommendations gleaned from public opinion and in keeping with the area. For further information visit <http://www.exeterandeastdevon.gov.uk/RSS-and-LDF-Explained/>.

A straw poll was taken to assess public feeling with regard to further development in the parish of Broadclyst:

- No further development 15 votes
- Limited development (5-10 house at a time) majority supported (99%)

Affordable housing was then explained: where 5 or more houses are built 40% should be affordable. Attention was brought to the old "Animal Kingdom" site on which a developer wishes to build 5 houses. Under the above rules 2 would have to be affordable housing. This is profit prohibitive and as such the site remains undeveloped and an eye-sore.

A Straw Poll was taken to assess public feeling in this respect:

- Adherence to rule that 40% must be affordable housing 40% in favour
- Non- adherence to 40% rule 40% in favour

A further suggestion: that developer builds 5 houses on site with a contribution towards affordable housing elsewhere.

Community Concerns and response from council

- That affordable housing would remain as 'affordable stock' in perpetuity;
it was agreed that this should be the case and that "affordable" should also relate to the wage base. It was thought that councils were moving in the right direction.
- Who is ultimately in control of the developments and can anything be done to restrict or influence the build?
Public consultation is part of the planning procedure involving public meetings and comments can be submitted. However, the ultimate decision is made by District Planning and the developers. To keep aware of the planning applications being made and to make your views known visit EDDC site and planning services (<http://www.eastdevon.gov.uk>). Parish Council do their best to represent the parishioners concerns. Public should visit our website for information about meetings and parishioners comments can be made.
- Why is so much housing required in such a small area of the district and wasn't Cranbrook (originally 2,900 expected to be 7,500 houses) agreed so that it encompassed all the required development in this area. (Other developments mentioned: Monkerton - 6,500; Old Park Farm, Pinn Hill – 450; Blackhorse – 750).
Since Cranbrook was initially proposed the LDF has changed the goal posts on how many houses are now required. The sites are proposed because of the good transport links, proximity to Exeter and flat land available as opposed to the majority of East Devon District
- Further objections – Traffic, floodplain, employment, infrastructures, loss of rural living, boundary change.

b) East of Exeter Development update

Cllr Massey introduced Janthia Algate, Major Projects Manager for EDDC. She is responsible for planning in the western part of the district to the M5 boundary. Her role entails procurement of funding and overseeing development of Cranbrook, Intermodal Freight Terminal, Skypark, Science Park and the airport expansion. Her presentation explained the scope of the development of all the agencies involved.

Facilities to include: 2 primary schools, leisure facilities, railway station and secondary school.

- Science Park could generate 3,000 jobs with the aim to keep students trained in Devon in area.
- Skypark business development to provide up to 7,500 jobs.
- Flybe academy has already retained funding for an 160 bed hotel to be used by staff.
- Clyst Honiton bypass was very important in the early stage of developing the area east of Exeter.
- The proposed developments would have sustainable transport plans, including cycle links and bus services.
- The homes to be build to the highest standard – EDDC being the first planning authority to mandate this.
- Energy centre – 1st of its kind in the country – will provide heating for Cranbrook, separate from the National Grid and using sustainable fuel.
- Primary school will be built once 250 houses completed

- 40% of houses will be affordable
- Facilities will be provided within new town which will be beneficial to local economy
- New town will eventually have its own local governance
- No development on the floodplain except the new train station, the road through the centre of the development and the country parks.

Questions and Answers

- Q. How will the railway station and the adjoining car park be able to cope with the flooding?
- A. *The environment agency state that sufficient warning would be given.*
- Q. With regard to sustainable transport how will this be implicated as 2001 census showed that only 60 used the bus on regular basis.
- A. *Developers would be including a residential package to ensure the use of the bus service and if this does not happen, a compensation clause is included. The developers would initially provide funds for the transport schemes until they become self sustaining and S106 will need to be signed before EDDC planning permission is given.*
- Q. What specific points address the local concerns with regard to the new community
- A. *A new school for 1500 students and new town centre.*
- Q. Will Broadclyst be able to tap into the Energy Centre?
- A. *Not initially but hopefully the capacity will be able to support expansion towards this in the future.*
- Q. We already have good schooling in Broadclyst which is a reason for rural living. Are these being closed once Cranbrook open and will Cranbrook have its own hospital?
- A. *It has been agreed by EDDC who have liaised with DCC Education that the schools should be combined. The primary care trust state that RD and E has suitable facilities so now additional hospital is planned.*
- Q. How will the developers ensure that Crannaford Road will not become a “Rat run”?
- A. *J Algate will respond under separate correspondence.*

c) “Old Park Farm” Development – Ed Freeman (Team Leader dealing with the planning application)

Cllr Button declared a personal and prejudicial interest as a member of the Development Control Cttee, East Devon, and took no part in discussions.

Mr Freeman explained that an outline planning application has been submitted applying for basic principal acceptance. This would then progress to a more detailed application. Outline application is for 450 houses (including 40% affordable housing – shared ownership, housing association); Park and Ride for the occupants and people commuting to Exeter; village centre facilities.

More detailed information and non-technical summary available online through EDDC planning portal.

- Q. How many bungalows to be built and are there only to be 2 or 3 storey buildings on the outline?
- A. *Unable to answer as just outline planning submitted.*

Straw poll held for the members of the public:

Support	None
Abstained	4
Not Supported	96%

Parish Council voted with Cllr Button abstaining. All councillors voted against this development.

4. “Dogs on Leads”

Designated area of recreation ground for exercising dogs off leads? Not viable.

Council put the issue to the vote:

‘The Parish Council will enforce the EDDC order that dogs be kept on leads at all times on the Broadclyst recreation fields’

- For enforcement: 0
- Abstained: 1
- Against enforcement: 10

ACTIONS:

1. The Parish Council will exercise their choice not to enforce the EDDC order of keeping dogs on leads on the Broadclyst Recreation fields for a trial period of 6 months.
2. The Parish Council **will enforce:**
 - ♦ the mandatory requirement (across the whole district) that dogs be kept under control at all times
 - ♦ all dog owners clear up dog fouling from all public access areas.
 - ♦ Dogs are banned from the fenced children’s play area.

This decision will be reviewed in 6 months.

Other matters discussed:

- YOUTH ASB - anyone threatened, please report to PC Buffie Cavin 08452 777 444
- Consider a poll on the BPC website to assess how the public feel a new school in Cranbrook will benefit the local community?

Meeting closed at 10pm

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