

Present: Cllrs Arthurs, Massey (Chair), Pepper, Staddon

In attendance: Clerk

Also Present: Cllr Mason (Rockbeare)

Broadclyst Parish Council Planning Committee meeting

Press and public were welcome to attend.

There was a Planning Committee meeting of Broadclyst Parish Council on:

Tuesday 20th October 2015 at 19:30hrs in the Green Room, Victory Hall, Broadclyst

for the purpose of transacting the following business:

Minutes (Draft)

There were no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public) at this meeting

P15/15 APOLOGIES

The committee resolved to accept apologies for absence from Cllr Gent

P15/16 DISCLOSABLE PECUNIARY INTEREST

There were no Declarations of Interest received which are not currently on Councillors' ROIs nor receipt of requests for new Disclosable Pecuniary Interest* (DPI) dispensations on items on the Agenda.

Standing Orders were suspended:

P15/17 PUBLIC QUESTIONS

For Public question time on items on this Agenda - adjournment for 15 minutes if required

The meeting reconvened under Standing Orders

P15/17

15/2275/PDQ Barns 1 & 2, The Arlington, Hele. Closing date: 26th October 2015

We have received a prior notification application as detailed below. Please note that this is not a planning application. The presumption is that this development can proceed without requiring planning permission unless we object on grounds of transport and highways impact, noise impacts, contamination risks on the site, flooding risks on the site and/or whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change to a dwelling and/or the design or external appearance of the building.

This proposal is for prior approval for conversion of **agricultural buildings** to two dwellings. Council understands that these buildings were built as stables about 25 years ago (the property then, as now,

has a small field attached). It is believed that the next owner of the property did not keep many ponies, and applied for permission to sell pet food from the site, which was turned down; the buildings were used to store the quad bike, lawn mower, and perhaps pet food etc. That the present owner of these buildings, formerly stables, is the third owner of these buildings, and has kept some sheep and a llama. The income generated from agriculture would be very limited and although a few animals have been sold for slaughter in the past there is no evidence that these buildings were ever used as a main business with an Agricultural Holding Number. In other words, there is no evidence that these buildings are agricultural and are better described as leisure use.

The design and external appearance of the building can be grounds for objection to conversion, bearing in mind that this kind of permitted development is apparently for conversions which maintain the existing facades. Having viewed the buildings from the road it would seem that the walls are rough sawn timber, possibly sitting on a concrete base. Whilst it would be possible to create a new dwelling inside this facade, it could be less satisfactory in terms of many planning policies, compared with a new build with an external facade that includes proper damp proofing, good windows, walls designed with aesthetic considerations, built to last for hundreds of years. The design of the floor and roof of the buildings will also be a problem as these may have to be changed to comply with building regulations. The design and external appearance of the buildings is not specifically "agricultural", let alone vernacular agricultural, but rather "general purpose". One could imagine similar materials etc. used for storage buildings on an industrial or commercial site.

Transport and highways impact should be carefully considered due to its position and a Highways officer does need to comment on the proposed access onto the B3181, as they would for a proper planning application.

Council does not feel this application meets criteria to be brought forward under permitted development and therefore cannot support it as it is.

P15/18

15/0898/MFUL Land adjacent to The Gardens, Clyst Honiton Exeter EX5 2AN

Comment by 21st October 2015

Amended plans for consultation.

These amendments relate to Noise consultants response and Exeter Airport consultation response and further noise survey

Construction of 48no dwellings and new vehicular access off Honiton Road and associated drainage works.

Thank you for consulting Council on the amendments to this application. Concerns raised in the original comment have not been addressed. Councils concern remains for development this close to the noise corridor, especially given the Airport Masterplan indicates passenger figures are set to quadruple.

The airport is a vital link and supports the west country's economy by encouraging both tourism and business travel, therefore its viability and plans for expansion must not be threatened by development.

We urge the LPA to carefully consider the analysis of a recent 60-day continual monitoring survey which has been carried out at the airport.

Should the planning authority be mindful to permit, the Parish Council would welcome involvement and consultation in the process of negotiating green and community infrastructure provision.

P15/19

15/2307/TCA Ford House, Broadclyst EX5 3HU Closing date: 29th October 2015

T1, Magnolia: Remove 6 overhanging branches.

The pruning work will not have any detrimental effect on the property. Supported.

P15/20

15/1825/MOUT Land South Of London Road, Rockbeare Closing date: 2nd November 2015

Outline application (all matters except access reserved) for demolition of existing agricultural buildings and development of up to 250 dwellings, a local centre providing commercial floor space of up to 600 sqm (use classes A1, A3, A4, B1 and D1), public open space/green infrastructure and associated works (including flood alleviation scheme) (Resubmission of application 15/0371/MOUT)

Amended plans for consultation

This is a resubmission of application 15/0371. The Parish Council was opposed to that application and has not modified its view in any way. The Council has noted and fully supports the detailed grounds of refusal of the original application.

The Parish Council also notes that the application site is within the Rockbeare Neighbourhood Plan boundary agreed for Rockbeare Parish. Any approval would therefore seriously prejudice their Neighbourhood Plan at the outset.

Given that the proposal is clearly against the planning policies adopted by EDDC in its 2006 Local Plan and recently reaffirmed in its modified Local Plan for the period up to 2031 submitted to the Inspector earlier this year, these comments are made on the assumption that EDDC will (again) refuse this application.

The proposal is clearly contrary to the policy of ensuring that the existing clear separation between the rapidly developing new community of Cranbrook and the village of Rockbeare will continue by having a green wedge between the two communities. (See para 6.26 and strategy 8 of the March 2015 version.) Broadclyst Parish Council agrees with Rockbeare Parish Councils consistent support for the maintenance of this Green Wedge policy, which is part of the current Local Plan, throughout the preparation and examination of the new Local Plan.

The size of the proposed development would be substantially larger than the current number of houses in Rockbeare village and would place great and unacceptable demands on the local infrastructure. It would also see the effective merger of Rockbeare village with Cranbrook, something strongly opposed by Rockbeare residents and businesses and goes against the core principle of the growth point vision of keeping villages individuality and identity. Cranbrook Town Council is also opposed to this development as it does not wish to see coalescence between Cranbrook and Rockbeare village.

Broadclyst Parish Council has been informed by DCC Highways that the capacity of the local highway network, including J29 of M5, is sufficient for up to 6,000 dwellings at Cranbrook and 500 at Redhayes, however additional developments in the area will cause the capacity of Junction 29 to be substantially exceeded.

Broadclyst Parish Council does not support this application.

P15/21 CLOSE OF MEETING

The meeting closed at 20:15hrs

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST