

Present: Cllrs Bromley, Gent, Jackson, Massey (Chair), Pepper

In attendance: Clerk

Members of public: 0

Broadclyst Parish Council Planning Committee meeting

Press and public were welcome to attend.

The Planning Committee of Broadclyst Parish Council met on Monday 22nd June 2015 at 19:30hrs in the Green Room, Victory Hall, Broadclyst where the following business was transacted:

MINUTES

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

P15/17 APOLOGIES

The Committee resolved to accept apologies for absence from Cllr Vaughan

P15/18 DISCLOSABLE PECUNIARY INTEREST

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

Standing Orders were suspended

P15/19 PUBLIC QUESTIONS

There were no public questions on items on this Agenda

The meeting reconvened under Standing Orders

P15/20

15/0453/FUL Land Adjoining 70 Park Lane, Exeter (Amended application to receive the arboriological report)

Closing date: 30th June 2015

Construction of detached dwelling

Council notes the content of the arborilogical report; continues to support this application and has no further comment to make.

P15/21

15/1240/MRES Land South Of Moonhill Copse, West Clyst

Closing date: 30th June 2015

Reserved matters pursuant to outline permission 13/0215/MOUT to approve appearance, landscaping, layout and scale for the erection of 35 dwellings and associated open space, landscaping and parking.

Broadclyst Parish Council is largely in support of this development but respectfully requests the following mitigations/contributions be considered when determining this application:

Highways:

Access to the site is the first junction to be reached when approaching the built-up area of Westclyst from the Broadclyst direction; the approach to the village of Westclyst is a long straight open road which has a recorded history of speeding. The junction into the site will be literally metres from the 30mph speed limit, and so a significant contribution to allow the installation of traffic calming measures (Village gateways, pinch points, rumble strips etc.) is required. In order to use footpaths and for links to public transport, residents will need to cross the main road, and it is likely that the Clyst Valley Regional Park's Green Infrastructure will also require traffic calming and a crossing point in close proximity to this site.

Public and school transport:

It is presumed primary school children will attend the new Primary school which is to be built at Old Park Farm. Pupils attending secondary school will be in Clyst Valley Community College and will need to cross the B3181 to catch the bus or to use the existing cycle/footpath to the College. A significant contribution to a toucan crossing is required to ensure safety of students, residents and those using the CVRP / GI cycle routes/footpaths.

Open space and play provision:

The site lacks adequate usable public open space and puts forward no on-site play provision; it is presumed residents will access play, sports and recreation facilities located on nearby developments of Pinn Court and Old Park Farm. Contributions to off-site provision are not specified; Broadclyst parish council requests specified contributions are restricted for use within the Westclyst area.

Green Infrastructure:

A contribution to GI and delivery of the Clyst Vale Regional Park is requested, as is careful considering of pedestrian access onto/across Mosshayne Lane which although privately owned,

will still carry a high amount of agricultural traffic which is relatively fast-moving for a narrow lane and not able to stop in as short a space as a car.

Affordable:

Whilst it is refreshing to see a development coming forwards with bungalows, the affordable housing element clearly stands out due to its design (open market are all bungalows; affordable are all houses/flat with much smaller garden sizes).

P15/22

15/0785/MRES Site Of Cranbrook New Community (Phase 3A Of The Main Local Route)

Closing date: 24th June 2015

Approval of access, appearance, landscape, layout and scale for the extension of the Main Local Route (the primary infrastructure of the development of Cranbrook New Town 03/P1900) from the education campus.

The extension of the MLR will be one of the first things a visitor to Cranbrook will see, so its visual appearance and aesthetics is of importance. However it must be remembered that these roads will have a wider purpose than serving the town itself as it provides one of 2 north-south links between the old A30 and Broadclyst. Land use immediately to the north of the railway is predominantly heavy agricultural and the existing lanes carry a relatively large volume of agricultural machinery and farm related traffic. Furthermore, it has always been stated by this Council and local residents alike that unsuitable infrastructure north of the railways means large goods vehicles are unable to access Countrywide from the north and so the continuance of commercial traffic access to Countrywide and flow of traffic associated with the farming industry should be taken into consideration when designing the road layout and materials used in its construction through the town centre, with a view to sustainability so as to protect the future of the town centre and the economy of its existing neighbours.

P15/23

15/0964/MRES Site Of Cranbrook New Community (Town Centre South Access Road)

Closing date: 24th June 2015

Approval of access, appearance, layout and scale for the access road to the town centre south area (development of Cranbrook new town 03/P1900)

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goods vehicles are unable to access Countrywide from the north and so the continuance of commercial traffic access to Countrywide and flow of traffic associated with the farming industry should be taken into consideration when designing the road layout and materials used in its construction through the town centre, with a view to sustainability so as to protect the future of the town centre and the economy of its existing neighbours.

P15/24 CLOSE OF MEETING

The meeting closed at 20:45hrs

Signed.....

Print.....

Dated.....

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REQUEST**