

Issue date: Tuesday 10th February 2026
Meeting Date: Tuesday 17th February 2026
Meeting Time: 19:00hrs
Meeting Venue: Broadclyst Sports Pavilion, Holly Close, EX5 3JB
Agenda issued by: Natasha Curwood - Assistant Clerk
Contact number: 01392 360269
E-mail: office@broaclyst.org



19, New Buildings
Broadclyst
Exeter
EX5 3EX
www.broadclyst.org

To:
Broadclyst Parish Council Planning and Environment Committee Members
For information:
All Broadclyst Parish Councillors
Press and Public
Broadclyst County Division Members: Cllr Gent, Cllr Vanstone
Broadclyst District Division Members: Cllrs Chamberlain, Fernley, Rylance

Broadclyst Parish Council Planning, Environment and Traffic Committee Meeting

Public Notice of meeting: Press and Public are welcome to attend. Members of public are reminded that their attendance at this meeting is a matter of public record. NB: There are no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public).

Councillor Summons: You are hereby summonsed to a Planning, Environment and Traffic Committee meeting of Broadclyst Parish Council which will be held on **Tuesday 17th February 2026 at 19:00hrs** at Broadclyst Sports Pavilion, Holly Close, Broadclyst, EX5 3JB, for the purpose of transacting the following business:

AGENDA

P26/009 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair to open the meeting. Where the Chair is not present, the Vice Chair will act.
- ii. **Present:** to record Members present.
- iii. **Apologies:** Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies in advance to the Clerk, as it is usual for the grounds upon which apologies are tendered to also be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are acceptable.

P26/010 DISCLOSABLE PECUNIARY INTERESTS

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, members are required to declare any interests that are not currently entered in the member's register of interests or if they have not notified the Monitoring Officer of it. Requests for Dispensations should be made in writing to the Clerk in advance of the meeting.

P26/011 MINUTES

To receive, and resolve to approve as a correct record, the draft minutes of the Planning and Environment Committee meeting on 13th Jan 2026.

P26/012 PUBLIC SESSION

The Committee will be pleased to receive comments from members of the press and public on items on this Agenda (please note that the Chairman reserves the right to restrict this item to no longer than 15 minutes, with a maximum of 3 minutes per item). Written comments and questions will be welcomed in advance of the meeting to the Clerk via clerk@broadclyst.org to assist the meeting progress.

Members of the public are respectfully reminded they should submit their representations on planning applications direct to East Devon District Council.

P26/013 PLANNING - APPLICATIONS FOR CONSIDERATION

- i. Enforcements / Appeals record.
- ii. **Recent decisions**
To receive a report on recent decisions in January 2026
- iii. Planning applications.

To consider planning applications in Broadclyst Parish that have been published for consultation and to agree the Council's response in line with the Broadclyst Neighbourhood Plan.

26/0046/FUL Gateshayes Farm Whimble Exeter EX5 2PA
Replacement silage clamp with roof covering.

25/2621/FUL Broadclyst Water Tower Broadclyst Devon EX5 3AA
Conversion of old water tower to residential dwelling with associated works.

25/2620/MOUT Land North Of Sowton Village Clyst Honiton Outline application (with all matters reserved except for access) for employment development of up to 28,300m² of floor area for a mixture of B2 (general industrial), B8 (storage and distribution), E(g) (Offices) and ancillary uses (such as indoor sports and recreation, café or creche); the formation of a new access, provision of on-site landscaping and all associated infrastructure works

P26/014 TELECOMMUNICATION UPGRADE PRE-APPLICATION.

To receive a pre-application and proposed plans in relation to the proposed upgrade to the existing telecommunications installation in Tithebarn

P26/015 NEIGHBOURHOOD PLAN MONITORING SCHEDULED WORK

In accordance with the agreed review schedule:

- i. To review the policies in the Community Infrastructure (policies CI1 – CI3) section of the Broadclyst Neighbourhood Plan and to consider whether they are aligned with current needs and delivery.
- ii. To review the policies in the Community Infrastructure section of the Broadclyst Neighbourhood Plan and to consider whether there are any minor updates required to reflect policy-performance in recent applications and any gaps that have been identified.

P26/016 TRAFFIC MATTERS

To receive correspondence from a Westclyst resident regarding a yellow box at the Westclyst 4-way traffic lights.

P26/017 CLOSE OF MEETING

To close the meeting.

Dated this 10th February 2026

Natasha Curwood

Mrs Natasha Curwood
Broadclyst Parish Council Assistant Clerk

**ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY
REQUEST**

Public speaking during meetings

Members of the public are welcome to attend virtually (where a link has been provided) or in person and speak on Agenda items at this meeting. Please note that there is no requirement or facility to record the details of the speaker before the day of the meeting. For virtual attendance, you can join the meeting as a guest by clicking the "Join Microsoft Teams Meeting" link at the top of this agenda where provided (NB not all meetings have this facility).

The Chairman will suspend standing orders and invite questions from members of the Press and Public on items contained within this Agenda. Your microphone will be unmuted / you will be invited to speak when it is your turn, and you will then be able to speak on that matter only. You can use the chat function or raise a hand to indicate that you wish to ask a question.

Please note:

- All individual contributions will be limited to a period of 3 minutes – **where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.**
- **Speakers should restrict their comments to Agenda items only.**
- The Chairman has the right and discretion to control questions and irrelevant points being raised to avoid disruption, repetition and to make best use of the meeting time.
- Speakers are asked not to come forward if their points have already been covered. After the public speaking period has finished the Chairman will reconvene the meeting under standing orders, the consideration of reports will begin; the public will take no further part in the meeting.
- All attendees at the meeting are asked to offer all speakers the courtesy of listening to others' points of view, even if they do not agree with it.
- The Chairman will not tolerate any interruptions from the public and is entitled to exclude people from the meeting if the business of the committee cannot be carried out effectively.

Inclusivity

We appreciate hybrid meetings are not easy for everybody to attend. Should you have any special needs or require any reasonable adjustments to help you to make individual contributions, please contact the office in advance on 01392 360269. You may submit questions in advance of the meeting by phone or by emailing clerk@broadclyst.org

Recording of Meetings

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media).

- No prior notification is needed but it would be helpful if you could let Council's Officers know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings.
- This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.
- If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You must not make an oral commentary during the meeting.
- The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.
- Members of the public exercising their right to speak during Public Question Time, but do not wish to be recorded, need to inform the Chairman who will instruct those taking a recording to cease while they speak.