

Mrs Angie Hurren, BEM, BA, FSLCC.
Broadclyst Parish Clerk & RFO

Broadclyst Parish Council
19 New Buildings
Broadclyst
Exeter
EX5 3EX

Agenda issue date: Tuesday 1st September 2026

Meeting date: Monday 7th Sept 2026

Meeting time: commences 19:00hrs

Meeting venue: Westclyst Primary School, Maddick Road, Westclyst, EX1 3YG

Agenda issued by: Angie Hurren, Clerk and RFO

Signed: *Angie Hurren*



Broadclyst Parish Council
GROWING OUR COMMUNITY

To: Broadclyst Parish Council Members.

For Information: District and County Ward Members, Press and Public.

Broadclyst Parish Council Ordinary Meeting of the Council

Public Notice of meeting: Press and Public are welcome to attend.

There are no items for discussion that meet criteria for the exclusion of press and public on this agenda.

Members of public are reminded that their attendance at this meeting is a matter of public record.

Councillor summons: You are hereby summonsed to come hither to an Ordinary meeting of the Broadclyst Parish Council on **Monday 7th September 2026 at 19:00hrs** at Westclyst Primary School, Maddick Road, Westclyst EX1 3YG for the purpose of transacting the following business:

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AGENDA

26/105 OPEN MEETING; MEMBERS ATTENDANCE

- i. **Present:** to record Members present
- ii. **Apologies:** to record Members 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 to the Parish 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.

26/106 DISCLOSABLE PECUNIARY INTEREST

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 he/she has not notified the Monitoring Officer of it. Requests for Dispensations should be made in writing to the Clerk in advance of the meeting.

26/107 MINUTES

To receive, and resolve to approve as a correct record

- i. the draft minutes of the Extra Ordinary Council meeting on 27th July 2026.

To receive and resolve to note as a report

- ii. the draft minutes of the Communications Committee meeting from 29th July 2026.

26/108 COLLABORATIVE PARTNERS

- i. **National Trust Update**

To receive an estate update from Killerton.

26/109 WARD MEMBERS REPORTS

NB: to maximise Parish Council meeting time and improve transparency, County and District Members are invited to submit a written report no less than one week in advance of the next Parish Council meeting. The report will be circulated with the document pack which is published on the council website.

- i. **Broadclyst County Division Members**

To consider matters for/from County Division Members Cllr Henry Gent and Cllr Nat Vanstone.

- ii. **Broadclyst District Ward Members**

To consider matters for / from District Ward Members Cllr Chamberlain, Fernley, and Rylance.

26/110 PUBLIC QUESTIONS

To consider requests from members of the public to make representations, answer questions or give evidence in respect of Council business on this agenda under Standing Orders. (The Chairman reserves the right to restrict this item to no longer than 15 minutes, with a maximum of 3 minutes per item).

Please see notes on public speaking during council meetings on the last page of this agenda.

26/111 ACCEPTANCE OF REPORTS

To accept reports received from Elected Members and stakeholders and to consider / resolve any actions arising from any of the reports accordingly.

26/112 COUNCIL OFFICERS REPORTS

To receive a report(s) from Officers, and to resolve any recommendations contained within.

26/113 FINANCE AND GOVERNANCE

- i. **Draft Minutes**
To receive and resolve to note as a report draft Minutes from the Finance & Governance Committee meeting on 27th July 2026.
- ii. **Payment Schedule.**
To receive and resolve to approve the payment schedule for August 2026.
- iii. **Developer contributions.**
To note that the council has £101,520.76 of unspent CIL (Community Infrastructure Levy) from 2021/22 which needs to be spent or allocated for spend in this financial year to avoid risk of repayment. To note that there is also £104,539 in Section 106 funding that also needs to be spent/allocated (timeframe TBC).
- iii. **Policy Review.**
In line with the review schedule, to review the council's adopted Co-Option Policy and Procedure, and councillor application form.
- iv. **Community Grant Application**
Tithebarn Titans: to receive a community grant application for £1,961.98 from the Tithebarn Titans FC.

26/114 PLANNING

- i. **Draft Minutes**
To receive draft Minutes from the Planning and Environment Committee meeting on 28th July 2026 and 17th Aug 2026 as a report.
- ii. **Recent decisions August 2026**
To receive and note recent decisions in August 2026.
- iii. **Appeal decisions August 2026:**
To note there has been 0 appeal decisions announced since the last meeting.
- iv. **NPPF 2026**
The National Planning Policy Framework has been re-written and came into effect on 17 August 2026. All planning representations should be made with reference to the new NPPF 2026.
To receive an EDDC summary and a Clerks briefing report that explains key differences.
- v. **Planning Applications:**
To consider and resolve a representation from Broadclyst Parish Council on the following applications:
 - a. [26/1592/FUL](#) / [26/1593/LBC](#) Beaumont Cottage Broadclyst Exeter EX5 3JH Installation of roof mounted Solar PV panels on outbuilding.
 - b. [26/1454/MFUL](#) Land At Station Road South Of Cottrell Road Broadclyst Station. Hybrid application for full planning permission for the construction of 19 residential dwellings including 12 affordable housing, access, internal roads, parking, and landscaping and outline planning permission (with appearance, landscaping, layout and scale as reserved matters) for the construction of 5 self-build dwellings
 - c. [26/1448/FUL](#) 16 Bussel Close Exeter EX1 3GU Proposed single storey extension on north elevation.
 - d. [25/2621/FUL](#) Broadclyst Water Tower Broadclyst Devon EX5 3AA Conversion of old water tower to residential dwelling with associated works (amended plans)

- e. [26/1656/FUL](#) Columbjohn Farm Rewe Exeter EX5 4ER Change of use of agricultural land for the siting of a Shepherd's Hut and the associated provision to install a package treatment plant.
- f. [26/0920/FUL](#) Land At Langaton Lane Exeter EX1 3TX Amended Plans. Subdivision of existing shooting range land to create new office building.

26/115 BROADCLYST COMMUNITY PRIMARY SCHOOL (BCPS) TRAFFIC CONCERNS

Reporting Member: Cllr Massey (Chairman)

To receive an update from the Chairman following his meeting with Jonathan Bishop, and to note any response received from the school in respect of the Council's motion of June 2026 regarding school traffic concerns.

26/116 CORRESPONDENCE

- i. To receive the correspondence list
- ii. To receive the final report from the National Trust Cranbrook Community Crossing and workshop summary.
- iii. To resolve to action any matters arising from the correspondence list as appropriate.

26/117 FUTURE AGENDA ITEMS

To receive requests for agenda items for consideration by the Council.

NB: councillors may submit agenda items in writing to the clerk for consideration for inclusion on future council / committee agendas at any time. No less than two weeks' notice is required for inclusion on the next meeting agenda.

25/118 TO CLOSE THE MEETING

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT REQUEST

Public speaking during council meetings

Members of the public are welcome to attend 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.

The Chairman will suspend standing orders and invite questions from members of the Press and Public on items contained within this Agenda.

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 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.