



Present: Cllrs. Arthurs, Gent, Pepper, Staddon, Wollacott
Cllr Massey joined the meeting at 19:40hrs
In attendance: Clerk, Asst. Clerk
Also David Wilson homes representatives, The National Trust.
Members of Public 10

19, New Buildings

Broadclyst

Exeter

EX5 3EX

www.broadclyst.org

Minutes of Full Council meeting

Monday 1st December 2014

19:00hrs

Green Room, Victory Hall, Broadclyst

Press and public were welcome to attend.

There will be a Full Council meeting of Broadclyst Parish Council for the purpose of transacting the following business:

AGENDA

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

14/213 APOLOGIES

Council resolve to accept apologies for absence from Cllrs Button, Jackson, Vaughan. Cllr Massey did not arrive at the meeting until 10:40hrs

14/214 DISCLOSABLE PECUNIARY INTEREST

No Declarations of interest not currently on Councillors' ROIs were received, nor were there any receipt of requests for new Disclosable Pecuniary Interest* (DPI) dispensations on items on the Agenda

Cllr Gent reminded Council of his pecuniary interest in Agenda item 14/226ii as joint owner of Mosshayne land.

14/215 CO-OPTION

- i. It was resolve to co-opt Neil Bromley as a Parish Councillor. Prop Cllr Arthurs, seconded Cllr Wollacott, unanimously agreed. Cllr Bromley joined the table
- ii. The resignation of Cllr Smith was noted. Council thanked Mr Smith for all his time given as a Member of Broadclyst Parish Council.

14/216 MINUTES

Draft minutes of the Parish Council meeting held on 3 November 2014 were published and

previously circulated to Members. It was proposed by Cllr Gent and seconded by Cllr Staddon, with all in favour to approve the minutes as a correct record and IT WAS RESOLVED..

Standing Orders were suspended:

14/217 PRESENTATION FROM BARRATT DAVID WILSON HOMES

PROPOSED DEVELOPMENT SITE - THE GARDENS, CLYST HONITON

A presentation was received from Barrett David Wilson homes. It was noted that this is simply a sketch of proposal rather than the final layout as the developer is keen to respond to all consultation feedback.

The proposed site is an area of scrub land which has seen little or no agricultural use. The proposals include protection of the tree boundary to the north, the tree roots, being sensitive to relationships with existing properties, and access to the development off the Honiton road).

The design is to consist of 40% affordable housing

Built for Life design

Developers felt they currently meet with 9 out of the 12 statements based on a traffic light system which constitute the Built for Life quality mark which they are committed to delivering. Barrett wants to work with Local Authorities, Parish Councils and members of public for their feedback as they aim to deliver their best design for development.

The design will have an urban theme, with some detached homes to keep in with existing development in the crescent next door. In the centre of the development there will be an area of formal green space with blocked paved areas giving distinctive safe routes for pedestrians and vehicles.

A mix of 2,3,4, semi-detached houses and terraced housing is proposed as market research for area shows this is best design for this area.

Out of the 12 questions asked by Built for Life standard (traffic light systems), 9 meet the green design standard with the remaining 3 at amber. This includes road development and the proposed cycle route thru the neighbouring Crescent. It was pointed out by a member of public that this route is currently only a footpath and so would need to be widened and adapted to be suitable for cyclists. There are level constraints to do this work, which need to be addressed.

There are proposals for 200% parking on development, allowing 2 spaces per property, some of which will be garages and also incorporate some diagonal parking spaces.

Sympathetic landscaping is very important to soften visual impact, especially along the front edge adjacent to the main road.

Infrastructure

The site necessitates one direct access point with the old A30. This main road, which is already subject to additional new access points along its length through Blackhorse village will be complicated by this extra housing. It is noted there are no pedestrian crossing points in this area of the village.

At the rear of the development there is 2-3m drop down to Blackhorse lane, which is a cycle path and has a history of lots of detritus and surface water. A detailed drainage scheme will be submitted with main application.

Sewerage for the development will connect into main SWW dirty water system, capacity for which has been confirmed by SWW.

The developers are aware the location lies within the 36db noise level zone of the airport and will discuss this in more detail at the next public consultation event.

Additional community infrastructure

Shops and schools, are not in close proximity, with the site relying on residents using existing facilities at Cranbrook & Exeter, some several miles away.

The development offers no provision for a play/recreation area, relying on residents using other local facilities in surrounding villages.

The development is not well served by all means of public transport; it's distance from the forthcoming train station at Cranbrook would necessitate a car journey to catch the train.

The next public consultation event will be held on 21st Jan 2015 in the form of a drop in session at Blackhorse pub (4-7pm?, times tbc)

14/218 POLICE REPORT

The Police report was received. 8 crimes, 3 Cranbrook. 3 report bad/illegal driving. 5 reports ref white van. 5 highways obstructions, including mud on road and animals on road.

14/219 DISTRICT AND COUNTY REPORTS

There was no report received from either District and County Ward members this month.

Cllr Bowden has been in telephone contact with the Clerk to progress road repairs at Westwood, which commenced today.

14/220 NATIONAL TRUST REPORT

A report was given by Phillip Smart, general manager of Killerton and Dan Fields (Rural surveyor) at Killerton.

The National Trust is continuing to invest in its lease estate, with 3-4 teams of contractors working on specific projects in addition to cyclical maintenance of estate housing and cottages plus farm buildings. It is investing over £1m in estate housing stock to ensure it is fit for purpose, and are facing increased competition from new builds in area

Oakdene: the Trust has been working with EDDC Conservation Officer and the proposed schemes have been well-received with a Listed Building Consent application is almost ready to be submitted. There are serious structural issues to roof and floor, v old building, cost up to £200k to get put back on open market.

Killerton House: The house opened for Christmas with its Nutcracker theme for 2015, on 22nd November. The opening received televisual and press coverage, with 20,000 anticipated visitors to the property over the festive period.

Red Lion car park. Phillip confirmed a number of points have been discussed in depth with his colleagues. There are 3 main points to consider:

1. Parking problems are recognised as an issue for villages, towns and local Councils up and down the country. It is not the responsibility of the Trust to resolve such issues which are not of their making, although it will recognise and do its part to resolve if possible.
2. Furthermore the Trust remains unconvinced that the solution proposed is correct one to solve this issue. There is no evidence to show the village car park is subject to over-intensive use, and the Trust is aware of other areas within village which are under used and unrestricted.
3. Thirdly, most critically, the National Trust is unable to enter into any tripartite agreement with any other parties over the use of that land, or its long term maintenance, as it forms part of lease with Red Lion.

Conclusion: In terms of trying to establish way forward, Mr Jenkins is amiable to see if informal use can be arranged between a private agreement between landlord and primary school parents, however a more formal tripartite agreement is not possible.

14/221 CRANBROOK REPORT

There was no report received on development in Cranbrook this month.

14/222 PUBLIC QUESTIONS

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

The meeting reconvened under Standing Orders

Cllr Massey joined the meeting

The Chairman brought agenda item 14/226 forward to this point for the convenience of members of the public.

Cllr Gent left the room before this agenda item (Planning) commenced, took no part in the discussion or vote.

Cllr Massey invited questions from members of the public on item 14/226ii Mosshayne land.

Cllr Gent rejoined the meeting following conclusion on the Planning section.

14/223 CLERKS REPORTS

The Clerks Report was received and noted; there were no actions arising from it.

14/224 ACCEPTANCE OF REPORTS

It was proposed by Cllr Arthurs, seconded by Cllr Wollacott, and unanimously agreed to accept all reports received. There were no actions or matters arising from any of this month's reports.

14/225 FINANCE**i. Bank Reconciliation**

The Finance Committee had received (on 19th November) and recommended approval of the bank reconciliation for October 2014. It was proposed by Cllr Gent, seconded by Cllr Staddon and unanimously supported to accept the Finance Committee's recommendation and IT WAS RESOLVED

ii. Broadclyst Community Fund

An application was received from Broadclyst Victory Hall Management Committee for a grant from the Parish Community Fund for start-up for a community café. Officers report recommends approval of a start-up grant of £250; community initiative and good plan for forward sustainability.

Proposed Cllr Gent, seconded Cllr Arthurs and unanimously agreed to approve an award of £250 from the Broadclyst Community Fund and IT WAS RESOLVED

iii. Broadclyst Community Fund

An application was received from Clyst Caring for a grant towards IT requirements. Proposed Cllr Staddon, seconded Cllr Arthurs, and unanimously agreed to approve £395 from the Broadclyst Community Fund in accordance with the quote submitted and IT WAS RESOLVED

iv. Cheque List

The list of cheques raised for November 2014 had been received and published. It was proposed by Cllr Gent, seconded by Cllr Arthurs and unanimously supported to approve the list of cheques raised for November 2014 and IT WAS RESOLVED

v. Approval of minutes

The minutes of the meeting of the Finance Committee held 19 November 2014 had been circulated and published prior to the meeting.

A minor amendment was noted that Cllr Gent had declared an interest of the owner of a small section of Mosshayne Lane not the whole length as per the minutes. It was proposed by Cllr Gent, seconded Cllr Arthurs, unanimously supported and IT WAS RESOLVED

vi. **2015-16 Budget**

The draft budget for 2015-16 as recommended by the Finance Committee and as supported by the Clerk's report had been published and circulated prior to the meeting.

Cllr Wollacott (Chair of Finance Committee) gave a report to Council and it was noted that it is estimated that the Council will end the financial year on budget despite a number of changes together with the challenges it has faced due to ongoing government and local government restructuring and cuts. Cllr Wollacott explained that in setting the budget for 2015/16 the main increase to expenditure had been necessary to enable delivery of services which have fallen victim to County cuts and restructuring. Furthermore a new budget item had been included to reflect necessary changes in the operating structure of the Bowls Green.

Council has changed beyond all recognition from what it was 5 years ago. Back in 2009/10, Broadclyst parish council employed one part-time member of staff and the majority of its services were delivered by Principle Authorities. Today the parish is home to one of the biggest growth areas outside London, employs 5 staff, has won over £80,000 in grants for play & sports equipment which is all up & running, has 3 major community projects running worth £28K, is writing its Neighbourhood Plan, it reviewing and updating its Emergency Plan and is looking to take on 3 different County-devolved services for its parishioners.

Additional budget items

The budget set for 2015/16 is a realistic budget which will enable Council to actively deliver provision in the parish which would otherwise no longer be provided by the Principle Authority in respect of Youth work, Lengthsman / rural road network services. Whilst it had been a tough decision to increase expenditure at Parish level, it must be recognised this has become necessary as a direct result of budget cuts and network management under Devon County Council's Tough Choices which were consulted on earlier this year.

Changes to Tax Base

It was reported that changes to the parish tax base following the forthcoming governance review to form the new parish of Cranbrook would have brought about an increase to the parish tax of approximately £20 per year per Band D equivalent property had the 2014/15 budget been repeated. In reality, the basic parish tax is likely to be in the region of £95 per year per band D equivalent property to reflect changes to the tax base, changes to the way in which the tax base is factored by the District Council and new budget items. It should be appreciated that to run the parish and pick up the provision of axed services will cost less than £10 per band D equivalent property per month, and is made possible by the number of properties in the parish; it is likely that smaller towns and parishes will not be able to consider undertaking devolved services as to do so would be cost-prohibitive.

Acceptance of the draft budget as recommended by the Finance Committee was proposed by Cllr Massey, seconded by Cllr Staddon and unanimously agreed, and IT WAS

RESOLVED

vii. **2015-16 Precept**

Following acceptance of the Finance Committee's recommendation to approve the draft budget, it was proposed by Cllr Gent and seconded Cllr Arthurs to set the precept for 2015-16 at £116,478.48

This was unanimously agreed and IT WAS RESOLVED.

viii. **Parish Together fund reallocation**

The reallocation was noted of £2000 from the Medical Transport scheme to the Cranbrook Community Fund, and the reabsorption of the £500 allocation to the Cranbrook Forum for its I.T. requirements giving the following new balances:

Project	PTF Original Allocation	Total spend to date	Balance to use by 31-03-15	Balance after reallocation
Medical transport	£5,000	£187 (as at 29-09-14)	£4,813	£2,813
Cranbrook Community Fund (CCF)	£4,000 + £1500 BPC	£3,531.50	£1,968.50	£4,468.50

This reallocation has been approved by the New Homes Bonus panel which administrates the Parish Together funding and its recommendation will be ratified at Cabinet on 3rd December 2014.

Proposed Cllr Pepper, seconded Cllr Staddon, unanimously agreed and IT WAS RESOLVED to internally transfer the funds.

14/226 PLANNINGi. **14/2740/FUL Beaumont Lodge Broadclyst Exeter EX5 3JH**

Conversion of garage into granny annexe
SUPPORTED

ii. **14/2761/MOUT Mosshayne Land, North Of Tithebarn Lane, Broadclyst**

Demolition of the existing buildings and development of the site to provide up to 900 dwellings and a primary school with car and cycle parking, public and private open space together with landscaping and associated servicing (all matters reserved).

A further Planning Committee meeting will be held shortly to consider mitigations and Section 106 contributions should EDDC be mindful to permit this application.
An initial vote showed mixed support for the proposal: 1 in favour, 2 against, 1 abstention.

iii. **Blackhorse Inn – temporary accommodation for mobile home for 5 years**

To house manager and his wife in mobile home to leave staff accommodation in house to address staff issues
SUPPORTED

14/227 MEETING SCHEDULE FOR 2015

The draft meeting schedule for 2015 was received and the adjustment to the May date to comply with the legal requirement to hold an Annual meeting within 14 days of the formation of a new Council was noted. (Local Government Act 1072 Schedule 12 paragraphs 10(1), 26(1) & Broadclyst Parish Council Standing Order 3) It was proposed by Cllr Wollacott, seconded Cllr Arthurs, and unanimously agreed to approve the schedule, and IT WAS RESOLVED.

14/228 CORRESPONDENCE

In response to the complaint from a member of public following works done to tidy their overgrown hedge by Council contractor, it is noted the owner or occupier of land has a duty to keep public rights of way clear from vegetation which may endanger or obstruct users.
There were no other actions / matters arising from the Correspondence list

14/229 AGENDA 5 January 2015

The following Agenda Items for 5th January 2015 were noted:

Update from Traffic Group subcommittee on safe route to school and BRAKE week.

14/230 CLOSE OF MEETING

The meeting closed at 21:10hrs

Signed:

Print:.....

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