



Members Present: Chairman Cllr Massey (agreed by Members present)

Councillors Baker, Chamberlain, Straw, Rylance.

In attendance: Deputy Clerk.

Non-Committee Member/MOP: Cllr Gent, 25 MOP

19, New Buildings

Broadclyst

Exeter

EX5 3EX

www.broadclyst.org

Broadclyst Parish Council Planning Committee meeting

Members of the Press and Public were welcome to attend this meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 (1) (2). There were no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public) at this meeting

There was a Planning Committee meeting of Broadclyst Parish Council on **Tuesday 21st May 2019 at 19.30pm** in the **Blackhorse Function Room, Old Honiton Road, Blackhorse, EX5 2FT** for the purpose of transacting the following business:

MINUTES (Draft)

P19/07 APOLOGIES

The Committee resolved to accept apologies from Cllr Waldron, and noted Cllr Rylance will be late.

P19/08 DISCLOSABLE PECUNIARY INTEREST

Cllr Massey and Chamberlain both declared pecuniary interest as residents of Broadclyst Station, with properties near the application site. Cllr Massey and Chamberlain both requested and were granted dispensations to speak and not vote on planning ref 19/0620/MOUT

Cllr Rylance entered the room 19.37pm

Standing orders were suspended for items P19/09,10

P19/09 VALIDATED APPLICATIONS FOR CONSIDERATION AND THE COUNCILS

COMMENT

Application Ref:	Location:	Proposal:	Comment
19/0620/MOUT	Cranbrook Western Expansion Area (Bluehayes), Station	Outline planning application with all matters reserved except access for the	Delegated to officers to draw-up and submit Council's

	Road, Broadclyst	<u>expansion of Cranbrook comprising up to 930 residential dwellings, primary school, community use, mixed use area including A1, A2, A3, A4, A5, B1 business use, community uses, (including D1 non-residential institutions and D2 assembly and leisure), sport and recreation facilities and children's play, green infrastructure / (including open space and SANG), access, landscaping, allotments, engineering (including ground modelling and drainage) works, demolition, associated infrastructure and car parking for all uses</u>	comment, to be formed from comments made by MOP's (see below P19/10) and Councillors presents (see P19/11)
19/0554/MFUL	Land At Elbury Meadows (North Of Cranbrook Country Park) Broadclyst Exeter	<u>Change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated information for use and access</u>	Supported.
19/0934/VAR	Land Adjoining Saundercroft Whimble Exeter EX5 2PF	<u>Construction of 7MW solar farm comprising erection of solar arrays, installation of ancillary equipment, transformer stations, substations, c.c.t.v. and security fencing and laying of access track (without complying with condition 3 of planning permission 14/0259/VAR, to extend operational lifespan of solar Farm to 40 years)</u>	Supported.

P19/10 PUBLIC COMMENT

Members of public raised the following topics within the Blue Hayes Development:

TRAFFIC: Concern was raised by many members of the public with regard to Station Road:

- The transport assessment is based on an out of date model: based on a high uptake of public transport. This has not been the case and the public would like to recommend a new traffic survey to be carried out and not in the month of August.
- Concerns raised about the traffic being diverted from Station Road to go past a school.
- The proposed road from Blue Hayes to Station Rd, the corner is too tight for the large HGV's and coaches that already travel along Station Rd and will use the new proposed road. The large vehicles will need both lanes to get around the corner.
- Concerns were strongly raised about diverting the traffic from Station Rd through the housing estate proposed in Blue Hayes.
- Members of the public have major concerns with regards to the end of station Rd and what the future holds. It was suggested to close the end of Station Rd and make it a cycle/pedestrian route to the main road. This could also link up to the Clyst Valley Cycle trail and link Broadclyst to ~Cranbrook via cycle/pedestrian route.
- Concerns were raised about the impact of heavy traffic on the bridge along Station Rd due to not enough North/South links and with Treasbeare coming forward the extra traffic will come through Broadclyst station if people wanted to travel north.

Settlement Boundaries: The members of the public were disappointed at the lack of Green wedge between Broadclyst Station and Cranbrook even though this was expressed at the last Cranbrook DPD meeting in March. The public want to submit again, their agreed suggested alternative route for the green wedge. (Submitted to EDDC March 2019)

Broadclyst Station feel the green wedge/buffer is important to their sense of community with Broadclyst. The green wedge/buffer would help both communities to retain and develop their own sense of identity.

Flooding: Concerns were raised again about flooding, with members of the public repeating their concerns from the last meeting in March – The proposed building in the field to the north/west of the site will leave the residents living down the private lane vulnerable to being flooded once the new houses are built. The residents of the private lane have already resorted to building their own flood defences to stop being flooded.

Ecological/Environment: Members of the public expressed concerns again over the protected species of Bats in the area and to the trees and hedgerows that will be destroyed in the process of developing Blue Hayes. Concerns about root barrier for tree work were raised. Residents wants to protect the roots of trees and to ensure the roots are not damaged. Concerns that several large trees roots are not being considered and this could prove troublesome later on.

***The meeting reconvened under Standing Orders
(with no further comment from press or public invited)***

P19/11 COUNCIL'S COMMENT

Informed by concerns stated by the public, the Council proposed the following comment by submitted to EDDC along with an alternative site plan showing alternative land uses:

- That development along the northernmost edge of the north field be avoided due to local flooding concerns being utilised as green infrastructure (outside of identified flood zones) and Country park, re-siting the allotments away from this very wet ground;
- That the proposed Clyst Valley Regional Trail, which will link Cranbrook Station to the east of Exeter and Clyst St Mary, be routed through the Blue Hayes parcel in such a way that it provides a buffer between Cranbrook and Broadclyst Station;
- The provision of cycle/footpaths with separate dual-use designation be welcomed to mitigate concerns over pedestrian / cyclist safety. Such links should be provided in accordance with Strategy 10 of EDDC's Local Plan which seeks to ensure natural ecosystems function in the west end;
- That mitigation for bats is provided;
- That existing hedgerows are retained;
- That the historic parkland be protected in perpetuity;
- That areas within this site lie within the Clyst Valley Regional Park, an express objective of which is to 'provide new wildlife corridors that enhance the biodiversity of the West End' and 'conserve and enhance heritage assets and their setting to reflect their intrinsic importance, maximise beneficial outcomes for park users and to encourage use of the park and to enrich the cultural identity of the area'.
- That an increased service on busses and trains be provided to encourage residents to develop sustainable travel methods and reduce reliance on the private car;
- That adequate provision of parking for school pick-up and drop-off be provided. If the primary school goes ahead on this site it will be on primary infrastructure routes, which must be kept clear as not to cause traffic issues in the surrounding areas as is evident from the two schools already built within Cranbrook;
- That the rerouting of Station Road will cause the HGV's and coaches to pass in close proximity of the school;
- That the southern end of Station Road be prioritised as green infrastructure, with traffic-light controlled access/exit for Spenco and immediately adjacent residential properties only.

In addition to these points, Council will also consider the policy relationship between the Cranbrook DPD and the Broadclyst Neighbourhood Plan (NP) in its response. The creation of a built-up area boundary for both settlements is welcomed and should include any land allocations in the emerging NP.

Copies of the Parish Council's response will be available to download from the website once available.

P19/12 CLOSE OF MEETING

Meeting closed at 8:45pm

Signed:

Print:

Date:

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST