



Broadclyst Parish Council
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Broadclyst

Exeter

EX5 3EX

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Broadclyst Parish Council Ordinary Meeting of the Council

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

There was one item for discussion that meet criteria for the exclusion of press and public on this agenda. Members of public were reminded that their attendance at this meeting is a matter of public record.

There was an Ordinary meeting of the Broadclyst Parish Council on Monday 7th July 2025 at 19:00hrs at Broadclyst Primary School, School Lane, Broadclyst EX5 3JG for the purpose of transacting the following business:

INDEX

25/106 Open Meeting; Members Attendance	12
25/107 Disclosable Pecuniary Interest	12
25/108 Minutes	12
25/109 National Trust Update	12
25/110 Exeter YMCA Update	12
25/111 Broadclyst County Division Members Reports.....	12
25/112 Broadclyst Ward Members Reports.....	12
25/113 Public Questions	12
25/114 Acceptance of External Reports	12
25/115 Council Officers Reports	12
25/116 Finance and Governance	13
25/117 Planning & Environment.....	13
i. Enforcements / Appeals record.	13
ii. Recent decisions	13
iii. Planning Minutes.....	13
iv. Planning applications.	13
25/118 Co-option	15
25/119 Broadclyst (EDDC) Car park	15
25/120 Correspondence.....	15
25/121 Future Agenda Items.....	15
25/122 To Close The Meeting	15

MINUTES (Draft)

25/106 OPEN MEETING; MEMBERS ATTENDANCE

- i. The Chair opened the meeting at 19:02hrs
- ii. **Attendance:** Members present were recorded as: Chairman Cllr Massey, Cllrs Fernley, Gordon, Pepper, Rylance, K Straw, L Straw, Taylor, Veliyeth, and Whitmarsh.
- iii. **Apologies:** Apologies from Cllrs Chamberlain, Gent, Keeping, and Rhodes.

25/107 DISCLOSABLE PECUNIARY INTEREST

The Chairman reminded Members of the need to keep their ROI up to date.

25/108 MINUTES

The council received the draft minutes of the Full Council meeting on Monday 2nd June 2025.

PROPOSED by Cllr Taylor to accept the draft Minutes as a correct record of the meeting.

Seconded by Cllr Whitmarsh and unanimously agreed. **RESOLVED**

25/109 NATIONAL TRUST UPDATE

There was no update from the National Trust this month.

25/110 EXETER YMCA UPDATE

The Council received the annual Youth Club update from Becky at the YMCA and a young person who spoke of how youth club has helped them develop their social skills.

25/111 BROADCLYST COUNTY DIVISION MEMBERS REPORTS

County Division Members report: Cllr Gent tabled an update. Cllrs Gent and Vanstone attended a joint meeting earlier today regarding the next phase of the Clyst Valley Regional Trail from Westclyst to Killerton, to explore whether it could be blended with improvements to the shared cycle/footpath beside the B3181 between Highfield and Kerswell ('the narrow bit').

25/112 BROADCLYST WARD MEMBERS REPORTS

District Ward Members Cllr Fernley and Rylance were present. Planning on 15th July has a BESS application for consideration, with officer recommendation to support based on inaccurate construction route information. This is being addressed with County Highways and District Council officers.

Cllr Fernley's report is appended.

25/113 PUBLIC QUESTIONS

A query was raised around the timing of the new pedestrian crossing by Poltimore Way at Westclyst which doesn't seem to allow long enough for pedestrians to cross.

25/114 ACCEPTANCE OF EXTERNAL REPORTS

It was proposed by Cllr Whitmarsh that the council accepts reports received from Elected Members and stakeholders and to agree the following action: Officers to report pedestrian crossing to Highways for investigation. This was seconded by Cllr Pepper and unanimously agreed.

RESOLVED

25/115 COUNCIL OFFICERS REPORTS

The council received the Clerks report which contained the following recommendations:

- A. To apply to English Heritage for the cobbled area outside the Red Lion / Church lych gate to be designated statutory protection through the Listing process;

- B. To reinstate preventative turning measures, funded from the Lengthsman budget;
- C. For the council to delegate to the clerk to process an urgent large grant application from Broadclyst Theatre Group (for summer youth project to a maximum of £2,000), and to determine - in consultation with Finance Chair and Chairman - its compliance with grant policy. (Proposed Cllr K Straw, seconded Cllr Taylor, unanimously agreed - resolved);
- D. To purchase and install a community defibrillator at Tithebarn, securing the necessary permissions (NB. the Tithebarn Residents Association (TRA) may have some funds towards this – Parish Council to pay for package, with TRA reimbursement if funding secured). (Proposed Cllr K Straw, seconded Cllr Gordon, unanimously agreed - resolved);
- E. Summer football: to liaise with the Football Club Chairman regarding use of pitches out of season.

The above recommendations (save for those voted separately) were proposed to be agreed by Cllr Taylor, seconded by Cllr K Straw, and unanimously agreed. **RESOLVED.**

25/116 FINANCE AND GOVERNANCE

i. **Payment Schedule.**

The council received the payment schedule for June 2025. It was proposed by Cllr Whitmarsh that the council resolve to approve; this was seconded by Cllr Veliyeth and unanimously agreed. **RESOLVED.**

ii. **Community Grant.**

- a) The council received a small community grant from Net Ninjas for equipment due to the expansion of members attending the local club. The grant was recommended for approval by the RFO, with an additional recommendation to increase to the maximum of £499 to support the purchase of additional racquets. Proposed by Cllr Veliyeth to approve; seconded Cllr Whitmarsh and unanimously agreed.

RESOLVED.

- b) The council received a large community grant from the Environment Group to purchase litter picking items. The grant was recommended for approval by the RFO, with it noted that equipment to be stored by different group members. Proposed by Cllr Taylor to approve; seconded Cllr Rylance and unanimously agreed.

RESOLVED.

25/117 PLANNING & ENVIRONMENT

i. **Enforcements / Appeals record.**

ii. **Recent decisions**

The Council received a report that recorded decisions made in June 2025

iii. **Planning Minutes**

The Council receives the Planning, Environment & Traffic Committee Minutes from the meeting held on the 24th June as a report. It was proposed by Cllr K Straw to accept the draft Minutes as a report. This was seconded by Cllr Fernley and unanimously agreed.

RESOLVED.

iv. **Planning applications.**

The council considered the following planning applications in Broadclyst Parish that have been published for consultation and agreed the Council's response in line with the Broadclyst Neighbourhood Plan.

25/0467/MFUL Kerswell Barton Farm, Broadclyst, Devon EX5 3AF. Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 16.2 MW(AC), including mounting system, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years.

Agreed representation (vote 7 not in support, 1 abstention, 1 support): Broadclyst Parish Council supports in principle the generation of renewable energy but submits a formal

representation that it **objects** unless the following key issues are resolved and addressed via planning conditions or legal agreements:

1. **Construction Hours:**
 - Saturday working must be limited to 08:00–13:00 to minimise amenity harm. No Saturday afternoon construction should be permitted.
2. **BMV Agricultural Land:**
 - The loss of good quality agricultural land is a critical issue. In this flood-constrained area, the use of BMV land reduces flexibility for other vital developments including SANGS and community infrastructure. The Council requests a full soil classification survey and robust justification that no lower-grade alternative is available.
3. **Transport Mitigation:**
 - The measures proposed in the CTMP are supported in principle but must be subject to a pre-commencement condition requiring final approval by Devon County Council.
4. **Landscape and Biodiversity:**
 - Proposed enhancements should be secured by condition and monitored throughout the project life.
5. **Decommissioning:**
 - A Decommissioning and Site Restoration Plan must be conditioned to ensure full removal and land restoration after 50 years.

Broadclyst Parish Council urges East Devon District Council to consider these concerns seriously. Only with the above measures in place would the Council consider this scheme to be compliant with the Broadclyst Neighbourhood Plan, Local Plan, and NPPF.

25/1190/LBC Little Churchill, Whimble, Exeter EX5 2PE. Install an air source heat pump on rear southwest elevation. **Agreed representation (unanimous):** Defer to Listed Building Control Officer

25/1211/FUL The Black Horse Inn, Blackhorse, Exeter EX5 2FT Retention of decking and pergola. **Agreed representation (unanimous):** Broadclyst Parish Council supports approval of the application subject to:

1. A condition restricting late evening use to protect residential amenity.
2. Consideration of additional planting or screening.

25/1297/TRE Gracey Court Woodland Road Broadclyst Devon EX5 3GA. Oak: 1-7 - crown reduced by 1-1.5m all around and crown raised by 0.5-1.5m, bringing them back in line with the hedge line or slightly above. Oak: 8 & 9 - 1-1.5m crown reduction with no crown raise.

Agreed representation (vote 7 in support, 2 against): Broadclyst Parish Council supports these works.

25/1305/OUT Pinhoe Target Shooting Club Langaton Lane Exeter EX1 3TX. Outline application for self-build/custom-build dwelling with all matters reserved.

Agreed representation (vote 4 in support, 3 abstention, 2 not in support): the Parish Council support this application in principle but requests the Local Planning Authority ensure that:

- Noise mitigation is comprehensively addressed.
- Highway safety is demonstrably secured.
- Drainage and sustainability measures are detailed at reserved matters stage.
- The proposal fully aligns with the Broadclyst Neighbourhood Plan and the East Devon Local Plan.

25/0589/FUL Lower Comberoy Farm, Broadclyst, EX5 3DR. Erection of an agricultural building for calf rearing. **Agreed representation (vote 7 in support, 1 abstention, 1 not in support):** Broadclyst Parish Council wishes to emphasise its strong support in principle for the continuation and modernisation of active farm enterprises, in line with both national and local policy.

While recognising the Conservation Officer's identification of less than substantial harm, the Council is of the view that:

- With proportionate mitigation, the proposal can be brought into a form that respects the heritage significance of the listed buildings, while delivering clear public benefits in improved animal welfare.
- The Council is therefore not opposed to the application subject to appropriate conditions and/or revisions that address the specific concerns identified.

The Council supports the principle of development and encourages the applicant and Planning Authority to agree a set of measures along the lines set out above, to ensure the balance of benefits and heritage considerations is appropriately addressed.

25/118 CO-OPTION

The Council received applications from prospective Councillors who had returned co-option application forms, two of whom were present. Cllr Taylor proposed that the council consider applications to fill the vacant seat. This was seconded by Cllr K Straw and unanimously agreed. Rounds of elimination voting resulted in Jon Boyd being co-opted to the council. Cllr Boyd signed his Declaration of Acceptance of Office. RESOLVED.

25/119 BROADCLYST (EDDC) CAR PARK

The council received a report regarding potential changes, including a reduction in disabled parking spaces in the main car park, and to consider/resolve recommendations contained within.

- a. Proposed: Cllr K Straw to instruct council's solicitor to write to EDDC to say they are in breach of DDA /Equalities Act. Seconded by Cllr Veliyeth and unanimously agreed. RESOLVED.
- b. Proposed: Cllr K Straw write to EDDC to enter negotiations to take on the car park, subject to the issues with surface and wall being sorted. Seconded Cllr Taylor, unanimous. RESOLVED.
- c. Proposed: Cllr Pepper that subject to acceptance from EDDC, go to tender for quotes to fix the surface. Seconded by Cllr L Straw and unanimously agreed. RESOLVED.

25/120 CORRESPONDENCE

- i. The Council received the correspondence list.
- ii. There were no actions arising from the correspondence list as appropriate.

25/121 FUTURE AGENDA ITEMS

The Chairman reminded Members to submit requests for agenda items for consideration by the Council no less than 10 working days ahead of the meeting.

25/122 TO CLOSE THE MEETING

The meeting closed at 20:39hrs.

Signed:

Print:

Date:

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

July District Update for Broadclyst Parish Council

Paula Fernley

The battery farm is going to planning on Tuesday 15th July if anyone wishes to speak they need to book a spot.

There is a Care Home application in for the Pub site in Tithebarn which is controversial as the land should be used for leisure purposes.

I've been campaigning with other local councillors for better cycle access to Broadclyst and to find a management solution for the B3181 in the intervening period. Similarly in routes across Tithebarn and Westclyst which are suffering from neglect from the developers.

There maybe money for a school in Tithebarn but there are still problems getting the project off the ground so have been working across councils and our MP to try to get that to happen.

A comment in the agenda from Strategic planning on Tuesday 8th.

Relationship with Neighbourhood Plans 10.1 Members should note that as we move forward with the new Local Plan, emerging neighbourhood plans will continue to be examined primarily for their general conformity with the adopted Local Plan (2013-2031), until such time as the new Local Plan is at least at Main Modifications stage. However, the relationship with the emerging Local Plan, as it progresses into these later stages of plan production, is increasingly relevant. Greater surety of its final content, as well as access to the complete set of supporting evidence documents, will provide a firmer basis for communities wanting to consider preparing a new or revised neighbourhood plan.

At CVRP board meeting it was noted that National Grid have plans to expand Exeter Substation – Paul Osborne to ask planning colleagues whether we have had any notification or discussions re this?

Initial works – ditch reprofiling, barn owl box, fencing to external site boundaries (Shercroft Close/ land adjacent to Station Road) are complete. EDDC are undertaking reinstatement of SWW works (paid for by SWW). Fencing contract (to enclose field boundaries) commenced on 23rd June.

Main Contract (car park, paths etc) is out to tender at the moment with returns due by 11th July. Target for start on site mid-August with a 12 week contract period. Due to lead in times for bridges and boardwalks it is anticipated that work won't be completed until spring 2026 (subject to weather conditions).

A number of volunteer events have already been held (site clearance, leaky dam construction, planting). More events will be organised following completion of main contract works – including hedgerow planting over the winter/spring 2026.