



19, New Buildings

Broadclyst

Exeter

EX5 3EX

www.broadclyst.org

Members Present: Chairman Cllr Massey; Cllr Pepper**In attendance: Clerk****Members of Public: 0**

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

The Planning Committee meeting of Broadclyst Parish Council met on **Tuesday 25th April 2017** at **19:00hrs** in the **Wiltshire Room, Victory Hall, Broadclyst** for the purpose of transacting the following business:

Minutes (draft)

P17/12 APOLOGIES

Apologies had been submitted by Cllrs Bromley, Gent (prior engagement), Jackson (work), Staddon (work).

P17/13 DISCLOSABLE PECUNIARY INTEREST

There were no interests declared on items on this agenda.

Standing orders were suspended for item P17/14

P17/14 PUBLIC COMMENT

There was no requirement for an adjournment

The meeting reconvened under Standing Orders

P17/15 VALIDATED PLANNING APPLICATIONS

The following validated planning applications received for consultation were considered by the Planning Committee Chairman, District Ward Councillor Pepper, and the Council's Clerk. The comments recorded in the Minutes are therefore from an inquorate meeting.

Application ref:	Location:	Proposal with link and comments
17/0827/FUL	Saundercroft Cottage Whimple Exeter EX5 2PF	Construction of two storey rear extension, single storey side extension and insertion of first floor window to side Supported

14/2195/MOUT (Amendments)	Land Adjacent To Sandycote Honiton Road Blackhorse Clyst Honiton	Outline application for the construction of up to 34 no. dwellings, access and open space (with all matters reserved) Not supported: Council is pleased to note the reduction in house numbers, however a number of our concerns from the original application remain unaddressed. The Council would like to make the following comment: • The main issue with any development on this site is that it is outside of the Local Plan and we question its need given the District Council has achieved its 5-year land housing supply. • access on to main road – request access to the development be sought off the Tithebarn link road • Scale: houses at rear of the development overlook neighbouring bungalows • Given its location in proximity to the decibel corridor Council has concerns as to the effect of noise and air traffic movement on residents. It may be in the future that development becomes required to address any gaps in the land housing supply, however at this moment in time Broadclyst Parish Council considers this to be outside current planning policy and therefore should not be consented.
17/0502/FUL	Land adjacent to Huxham View, Church Hill, Pinhoe	Construction of dwelling and garage Council has reservations as to the inevitable reliance on the private car given its unsustainable location (1.4 miles from the nearest bus stop along narrow country lane with no pavement), but it is pleased to see the alternative and eco-friendly design. Overall, it is felt that the design mitigates much of the impact on the environment by reliance on the car and therefore is generally supportive of this application.
17/0530/FUL	Old Park Farm One Pinn Hill Exeter	Construction of piled wall to the rear of plots 308-321 The parish council would like to defer to EDDC's building control department for advice on the effectiveness of the retaining wall and asks that Planners consider any concerns that may be raised by nearby residents in relation to appearance of the wall.
17/0602/FUL	Redlands Broadclyst EX5 3AE	Demolition of garage and construction of new dwelling Supported. It was noted this property is on the edge of the

		settlement and is likely to be excluded from the 'black line' in EDDC's villages development plan. However at this date the DVP is still under consultation and therefore we consider this application can be supported.
17/0807/FUL	Burraton House Broadclyst EX5 3DB	Two and single storey side extension including replacement garage, first floor window to side elevation No objections - Supported
17/0863/FUL	Trekenton Broadclyst EX5 3HZ	(a) Conversion of existing garage to form self-contained one bedroom living accommodation (b) Construction of new extension from main bedroom for wheelchair storage Council has no objection to either part of this planning application which will improve the quality of life for our parishioner. Supported
17/0894/GPD	6 Elm Close Broadclyst EX5 3LT	Construction of single storey rear extension measuring 5metres in depth, 2.8metres to the eaves and 2.9metres in total No comment to make

P17/16 APPEAL NOTIFICATION

The Inspector upheld the District Council's refusal of the following planning consent:

16/0263/MOUT Land Adjacent To Main Yard, Lodge Trading Estate, Broadclyst.

Construction of 44 dwellings, including provision of access road and parking areas and laying out of recreational and amenity space, cycle path and bridge over railway and flood bunding (Outline application seeking approval of details of access, layout and scale reserving details of appearance and landscaping)

The Inspector's reasons will be noted and of use to the Neighbourhood Plan Steering Group.

P17/17 HOUSING WHITE PAPER CONSULTATION

To consider and make response to the consultation on the government's Housing White Paper [Fixing our broken housing market](#)

As part of the white paper, the Government is also consulting on changes to planning policy and legislation in relation to planning for housing, sustainable development and the environment. It is keen to hear from a wide range of interested parties from across the public and private sectors, as well as from the public. The consultation closes at 23:45 on 2 May 2017.

As the meeting was inquorate the members present did not consider this item.

P17/18 CLOSE OF MEETING

The meeting closed at 20:00hrs

Signed: **Print:**..... **Date:**.....

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST