



19, New Buildings

Broadclyst

Exeter

EX5 3EX

www.broadclyst.org

Present: Chairman: Cllr Massey
Members: Cllrs Gent, Pepper
In attendance: Clerk, Admin Assistant
MOP: 1

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 of Broadclyst Parish Council met on **Thursday 13th July 2017** at **19.30pm** in the **Green Room, Victory Hall, Broadclyst** for the purpose of transacting the following business:

Minutes (Draft)

P17/24 APOLOGIES

There were no apologies submitted.

P17/25 DISCLOSABLE PECUNIARY INTEREST

Cllrs Massey and Pepper restated their previously declared DPI in application 17/1283/FUL as school governors; Cllr Gent restated his previously declared interest as neighbouring landowner for application 17/0644/MRES.

Standing orders were suspended for item P17/26

P17/26 PUBLIC COMMENT

The Chairman of Clyst Honiton Parish Council (CHPC) outlined CHPC's comments on the applications 17/1482/MOUT and 17/1483/MOUT which are located in the Parish of Clyst Honiton. Members of public are respectfully reminded they may submit comment direct to EDDC.

The meeting reconvened under Standing Orders

P17/27 VALIDATED PLANNING APPLICATIONS

The following validated planning applications received for consultation were discussed:

17/1283/FUL Broadclyst Community Primary School, School Lane, Broadclyst, EX5 3JG
[Enclosure of floor space under existing roof](#)

DPI Cllrs Massey and Pepper. Inquorate. No comment to make.

17/1482/MOUT Land South Of Cranbrook And North Of Treasbeare Farm Clyst Honiton

Outline planning application with all matters reserved except for the expansion of Cranbrook comprising up to 1200 residential dwellings, residential care home (C2); employment (B1, B2, B8 and collectively to comprise up to 35,000 sq metre); energy centre); petrol filling station with associated convenience retail and facilities; one 2-form entry primary school; local centre comprising A1 uses plus A2, A3, A4, A5 uses and B1 business use; sports and recreation facilities including an all weather playing surface with floodlighting, changing facilities and children play; green infrastructure (including open space and SANG); community uses (including D1 non-residential institutions); assembly and leisure, gypsy and or travellers pitches; access from former A30 and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses | Land South Of Cranbrook And North Of Treasbeare Farm

It is virtually impossible to fully consider an application of this magnitude in one meeting, however the Committee noted the following comments which it submits in this first instance, and reserves the right to amend or add to its comment at a later date.

- **Density:** the density of up to 38-40, and up to 44, homes per hectare was considered to be too great, especially considering the maximum 12m height constraint. Earlier phases were delivered at high density and have demonstrated issues with lack of car parking, narrow streets, and concerns over service and emergency vehicle access. The overarching need to meet housing numbers should not compromise the layout and build style of this phase of the town.
- **Recreation and play:** all play facilities are focused in one area to the edge of the site, with play experiences for all ages groups co-located. LEAP's are intended for children who are just old enough to explore outdoor play on their own, therefore LEAPs should be very close to home with the NEAP being more centrally-located. The placing of all of the play provision to the southern boundary of the site makes it largely unsuitable for access by children living in the central and northern areas of housing, both in terms of distance and as they will have to cross the main through-road to reach it.
There is reduced passive supervision by siting the play areas in the locations indicated on the site's masterplan; this can lead to bullying and antisocial behaviour. It is the committee's recommendation that additional LEAPs be provided throughout the estate with the main NEAP relocated more centrally.
Delivery of play facilities: Given the length of time to procure and install play equipment, and learning lessons from other strategic sites where play provision was not prioritised, it is requested that the time-frame for the transfer of land for play facilities in each area be conditioned at first occupation of that area. It is further requested the specification for the LEAPs and NEAP includes fencing and dog-proof gates.
- **Allotments:** the committee is pleased to see the provision of allotments in this phase. It is requested that the time-frame for delivery of the allotments be conditioned at a low occupancy point (i.e. occupation of 100 dwellings).
- **Highways infrastructure:**
 - **Capacity:** the committee voiced serious concerns over the capacity of the current surrounding highways network. Transport modelling for this application, along with all other strategic developments in the West End currently submitted to the LPA for approval, is based on figures which include the Intermodal Freight Terminal (IFT). The removal of the railhead from the Local Plan will inevitably impact on the number of freight traffic movements on and through the area's road network.
Broadclyst and Clyst Honiton Parish Councils have been asking since February 2017 for the west end traffic modelling to be updated to reflect the removal of the railhead but have not had a response from County, which is disappointing.
 - **Layout:** the Broadclyst Neighbourhood Plan Area abuts this site's northern edge and the Plan's consultation process has gathered substantial evidence from residents of Station Road that the road has become inadequate for the greatly increased and still increasing volume of traffic. Delays of up to 20 minutes at peak times and conditions are not uncommon, with even longer delays on occasion.
The Plan seeks to establish ways of addressing the delays caused by the increased/increasing traffic volume and one of the most likely options is to work with partner agencies and look to re-route the southern part of Station Road from Broadclyst

Station through into the Western expansion zone of Cranbrook, thus joining the B3174 at the new (to be provided) junction near Bluehayes.

In order for this to fit in with new development to the south of the B3174, the Council would like to explore the possibility of relocating the employment space access/exit road further to the east so it becomes a four-cross-way (preference is for a roundabout rather than a traffic lights, in keeping with the B3174) with the western expansion zone road rather than the existing Station Road junction. This would supersede Station Road as the main north-south link.

A further discussion would be needed as to how best maintain residential access to properties to the south of Clystlands and commercial access to Spenco whilst diverting the southern end of Station Road. One option could be to stop-up at Spenco, or on the corner immediately after it where there is room to create a turning circle. Pedestrian and cycle access could be retained.

- **Location:** relocating the new junction further east sets out a more realistic distance between it, the forthcoming junction with the Hayes Farm development, and the turning into the energy centre.

- **Broadclyst Neighbourhood Plan:**

As stated above, the Broadclyst Neighbourhood Plan Area borders this development. An emerging neighbourhood plan may be a material consideration. [Paragraph 216 of the National Planning Policy Framework](#) sets out the weight that may be given to relevant policies in emerging plans in decision taking. (NPPG Neighbourhood Planning, para 7). It is entirely possible policies within the Neighbourhood Plan will enable development to come forward in the Broadclyst Station area for uses identified by the community; the expansion of the southern/western parts of Cranbrook and these developments should enhance and complement each other for the benefit of all local residents in the area now and in the future.

17/1483/MOUT Land South Of Cranbrook And West Of Treasbeare Farm Clyst Honiton

[Outline application for the construction of sports pitches, tennis courts, landscaping, engineering \(including ground modelling and drainage\) works and associated infrastructure, access and car parking | Land South Of Cranbrook And West Of Treasbeare Farm Clyst Honiton](#)

As with 17/1483/MOUT, consideration of an application of this size is not possible in one meeting, however the Council is pleased to submit the following comments:

- **Access:** the pitches only appear to be accessible by driving through the residential areas. Inevitably there will be significant volumes of private car, minibus and even coach movements, especially at weekend when the streets will have more residents cars parked than during the working day. It was felt access to the formal sports pitches could be altered to being through the employment land; this would work especially well if the access road to the employment space was moved further eastwards so as to become a 4-cross-way with the western expansion zone.
As with all sporting facilities, it should be designed so that unobstructed ambulance access is maintained at all times.
- **Parking:** although some users will walk or cycle to reach the pitches, away teams and those further afield from other areas of the town and from local villages will travel by private car. Tournaments and matches will see players being brought in by in car, minibus and even coach; with such a number and variety of sports on one site adequate provision must be made so the use of the pitches does not impact on residents' quality of life.
- **Pavilion / Club house:** a well-equipped, fit-for-purpose sports pavilion is a huge attraction for a team when choosing a home pitch. It should be able to provide post-match hospitality (kitchens and a bar) for sporting functions, have at least 2 first aid treatment rooms, have at least two big function/meeting rooms (possibly designed so they could be further split into more rooms), storage, Wi-Fi, and a lounge area.
For safeguarding, given it is entirely possible that matches of mixed ages could be played concurrently, the facility should have completely separate adults and children's showers, changing rooms, and toilets.
High standard sporting facilities will provide a revenue stream for the town, and its ongoing viability and sustainability will depend on it being a well-managed, attractive and functional sports complex.

17/0644/MRES Land South Of Tithebarn Lane Clyst Honiton

[Reserved matters approval application for approval of all matters \(including access, appearance, landscaping, layout and scale\) in relation to the development of the Southern Mosshayne Link Road in accordance with outline planning permission 12/1291/MOUT dated 29/11/13. The partial discharge of conditions 4, 13 and 21 on the outline planning permission 12/1291/MOUT](#)

The Committee resolved that it had no comment to make on RM application, with no objection to the partial discharge of conditions 4,13 and 21 from 12/1291/MOUT

17/1422/FUL Land West Of Lower Burrowton Broadclyst

[Agricultural workers dwelling](#)

Cllr Pepper stated he had received, as District Ward Member, communication regarding the application from a neighbour.

The proposal is contrary to Strategy 7 in the Local Plan, however the Committee acknowledges the need from an animal husbandry and security point of view to provide a family dwelling for an on-site stockman, and indeed paragraph 55 of the National Planning Policy Framework allows rural housing for the essential need for a rural worker to live permanently at or near their place of work in the countryside.

Financial test: there is no evidence that the unit and the agricultural activity is viable, i.e. it has not been established for more than three years (of which at least one has been profitable) or that the business is financially sound and has a prospect of remaining so. Whilst a financial test is not compulsory, Council has reserves about consenting a permanent dwelling until such time as the business is firmly established.

The Council does not wish to see further encroachment on the countryside, however after consideration of all aspects, Members resolved to SUPPORT the application, with the proviso that if planning permission is granted for an agricultural worker's dwelling an Agricultural Occupancy Condition be attached to the approval.

17/1189/VAR Skypark Energy Centre

[Variation of condition 2 on planning permission 15/1487/COU to allow the approved solar thermal array to be sited for an additional two years](#)

No comment to make

16/3021/MFUL Land Off Hawkins Road Hillside Gardens Pinhoe Exeter

[Mixed-used development comprising 64 bed care home, offices, retail, 250 space Park and Change, plus associated roads, servicing, car parking and landscaping.](#) Draft amendments for comment

In order to fit in with its meeting dates, the Committee considered draft amendments which appear to have gone a long way towards addressing concerns raised previously by the Council and local residents. These amendments relate in particular to the impact and scale of the frontage of the nursing home, and the layout and overlooking issues with the office block. The revised layout has designed-out potential trouble hot-spots to the rear of the offices.

The Council is therefore mindful to remove its previous objection and SUPPORT the amended plans subject to confirmation that those viewed at this meeting are an exact duplicate of the published amended plans.

P17/28 CLOSE OF MEETING

The meeting closed at 21:30hrs

Signed:.....

Print:.....

Dated:.....

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST