



**Members Present: Cllr Massey (Chairman)**  
**Cllrs Jackson, Pepper, Rylance**  
**In attendance: Clerk, Assistant Clerk**  
**Member of public:**

19, New Buildings

Broadclyst

Exeter

EX5 3EX

[www.broadclyst.org](http://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 **Monday 21<sup>st</sup> August 2017** at **19.30pm** in the **Broadclyst Sports Pavilions, Holly Close, Broadclyst** for the purpose of transacting the following business:

### **Minutes (Draft)**

#### **P17/29 APOLOGIES**

The Committee resolved to accept apologies from Cllrs Francis and Lock (holiday), and Staddon (prior engagement).

#### **P17/30 DISCLOSABLE PECUNIARY INTEREST**

Cllrs Pepper and Rylance stated their positions as Broadclyst District Ward Members

***Standing orders were suspended for item P17/31***

#### **P17/31 PUBLIC COMMENT**

There was adjournment for 15 minutes, during which time members of public shared their comments on items on this Agenda with the Committee. Comments submitted to the committee via email were also received.

Members of public present were respectfully reminded to submit their comments to EDDC.

***The meeting reconvened under Standing Orders***

#### **P17/32 VALIDATED PLANNING APPLICATIONS**

To discuss the following validated planning applications received for consultation, including any late applications submitted up to and including the date of this meeting:

*NB: these have been listed in order of receipt of notification however the Committee reserves the right to consider the applications in any order*

| Application ref:    | Location:                                                                 | Proposal with link                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Comment            |
|---------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>17/1905/CPE</b>  | Durrance Blackhorse<br>Exeter EX5 2FT                                     | <a href="#">Certificate of lawfulness for the construction of a single storey rear extension.</a>                                                                                                                                                                                                                                                                                                                                                                                   | No objection       |
| <b>17/1836/AGR</b>  | Broadclyst Community<br>Farm Station Road<br>Broadclyst Exeter<br>EX5 3AR | <a href="#">Agricultural storage building.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                      | No objection       |
| <b>16/3021/MFUL</b> | Land Off Hawkins Road<br>Hillside Gardens<br>Pinhoe Exeter                | <a href="#">Mixed-used development comprising 64 bed care home, offices, retail, 250 space Park and Change, plus associated roads, servicing, car parking and landscaping.</a>                                                                                                                                                                                                                                                                                                      | See below          |
| <b>17/1825/MRES</b> | Land North And South<br>Of Old Tithebarn Lane<br>Clyst Honiton            | <a href="#">Reserved matters application for the approval of all matters (including access, appearance, landscaping, layout and scale) in relation to the development of the central Green Corridor at Redhayes to form part of the green infrastructure network in accordance with outline planning permission 12/1291/MOUT dated 29.11.13. The partial discharge of conditions 3, 4, 5, 13, 17, 19 and 21 on the outline planning permission 12/1291/MOUT relating to phase 5</a> | No objection       |
| <b>17/0532/MOUT</b> | Land at Hayes Farm                                                        | <a href="#">Further information to submitted</a>                                                                                                                                                                                                                                                                                                                                                                                                                                    | See comment below. |

|  |               |                                                                                                                                                                                                                 |  |
|--|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | Clyst Honiton | <a href="#"><u>Environmental Statement by virtue of Regulation 22 of the Town &amp; County Planning (EIA) Regulation 2011, amended parameter plans, illustrative masterplans and revisions to documents</u></a> |  |
|--|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### **16/3021/MFUL Old Park Farm commercial mixed use application**

#### **Highways/transport**

This was by far the largest concern amongst the committee and residents of the estate; roads are felt to be already too narrow for the current volume of traffic and this will worsen as phase 2 of the Old Park Farm development becomes occupied and the second phase of Hawkins Road opens through its junction with the Poltimore lane.

- Concerns about lack of on street parking once all the development is built, and there are issues with pinch points restricting access to residential properties
- The homes opposite the office block where the buses exit the park and change, are all 4 bed homes and many have 2 or more cars. These, and other 4 bed homes along Hawkins Road, have garages which residents report as being too small for most modern vehicles; parking within the curtilage of the building is only sufficient for one car without the second car impinging on the pavement. For all these houses their second (and additional) cars have to use on street parking.
- Following on from the above point, bus turning circles and bus access to/from the park and change will be obstructed by on street parking at junctions with Hawkins Road. Should double yellow lines be put in place this raises issues as to where these second cars can park
- The question was raised if it was possible to set back the pavement around the front of the office block, creating a slightly wider carriageway and allow on-street parking.

#### **Care home:**

Council was pleased to note the amendments which go some way to reducing the scale and massing of the front wing of the care home. However despite these amendments it was still felt that at 4 stories in height the care home will have a considerable impact on, and cause adverse overlooking to, neighbouring properties.

In addition:

- Overlooking to/from neighbour's properties – there was a concern from a member of public regarding balconies, and it was questioned if these are needed in a care home
- The number of carparking spaces for the care home was questioned and not felt to be enough to cope with staff (although it is likely that many of the non-professional posts will be filled locally the professional staff would be unlikely to live on-site and would therefore travel in each day). Again, it was noted that the surrounding roads did not have capacity for staff and visitor parking. The nearby care home at Harrington Lane, Pinhoe is a 68 bed establishment with car parking for c.20 vehicles, however benefits from off-site parking on the public highway, which is regularly used by staff and visitors.

- It was raised that the movement of care home away from flats has made its impact on the 4 bed homes more dominant than the previous layout.
- There was a suggestion of a green wall to soften visibility impact.

### **Office Block**

Council was very pleased to see the revised layout of the office block which addressed its earlier concerns especially with regard potential antisocial behaviour hotspots. There was a concern raised ref. the gable end which is in direct view of the properties opposite. The deep floor-ceiling glass, whilst allowing natural light and a feeling of openness into the offices, was felt to add to the likelihood of overlooking into neighbours across the street. Softening the corner and reduce the glass floor-ceiling on the gable end would be much appreciated to minimise impact and overlooking into properties opposite.

It was also asked if massing of roof space can be reduced to lessen impact on houses opposite.

### **Park and change**

Concerns were raised over the protection of and provision for bats, wild birds and owls. The Parish Council requests there be a height restriction on entry, and that additional traveller prevention and general site security measures be put in place.

### **17/0532/MOUT Land at Hayes Farm Clyst Honiton**

The Parish Council wishes to support the comments made by Clyst Honiton Parish Council, which has studied this application and considered the impact of the development on its surrounding area in great depth.

It was reiterated that the old A30 (B3174) has finite capacity; the junction at the southern end of Station Road regularly clogs up and causes tail-backs past the railway bridge which is over a kilometre away to its north. The Parish Council remains adamant and CANNOT SUPPORT this, or any other development to go ahead until traffic in this area has been reassessed.

The infrastructure network around Cranbrook was based on modelling which presumed a strong take up of public transport, as well as 50% of freight being moved via the Intermodal Freight Terminal. The number of commuters using public transport, as well as the number of vehicles on the B3174, needs an independent audit then plans based on actual use be prepared (including commercial freight movements now the IMF is not going ahead) - rather than the theoretical usage of public transport network. The current assessment does not reflect the predicted trip rates or predicated movement of people through the area.

**Flooding:** Council records its concerns regarding the 0.1% flood risk, given its local knowledge of regular flooding in this area, as well as having concerns about the more widespread impact of flooding caused by building on this area. A further flooding concern relates to changes to the pattern and behaviour of flooding caused by the development in relation to flood and surface water run-off going into local residents domestic wells.

**Aquifer:** This development is on land behind residential properties on Station Road, Broadclyst, in the EX5 3AZ-AT area. Many of these properties are not on mains water and extract their sole water supply from private wells in their grounds.

The area sits on a major bedrock aquifer and the Groundwater Vulnerability is shown as high, although I cannot find out the leaching potential. Council is concerned that groundwater resources may be vulnerable from activities carried out on the surface land, potentially impacting on the water quality and contamination for these nearby properties. Council also has concerns as to the vulnerability and ability of groundwaters to diffuse pollution arising from construction and end use.

The EA submitted its comment to the Local Planning Authority as follows, focussing on the flood issues associated with the area. However, no mention was made of groundwater vulnerability in light of these surface activities, therefore the Clerk to ask if the EA was aware if there are properties extracting water from wells in the immediate vicinity, for further guidance and advice on any impact on water quality during and after construction, and what monitoring processes could be carried out to ensure the water quality to these residential properties is not being contaminated in any way.

**P17/33 CLOSE OF MEETING**

The meeting closed at 21:00hrs

Signed: .....

Print: .....

Date: .....

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