



19, New Buildings
Broadclyst
Exeter
EX5 3EX
www.broadclyst.org

Broadclyst Parish Council Planning and Environment 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)

NB: There are no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public).

There was a Planning Committee meeting of Broadclyst Parish Council on **Wednesday 14th June 2023** at **19.00pm** in the **Broadclyst Sports Pavilions, Holly Close, EX5 3JB** the following business was transacted:

MINUTES

P23/015 APOLOGIES / ATTENDANCE

Members present: Cllr Massey (Chair), Cllrs Chamberlain, Fernley, Gent, Rhodes and Taylor.

In attendance: Deputy Clerk

Also present: Four members of public.

P23/016 DISCLOSABLE PECUNIARY INTEREST

There were no DPI's recorded or requests for dispensations.

Standing orders will be suspended.

P23/017 MINUTES

The Planning Committee received, and resolved to approve as a correct record, the draft minutes of the Planning Committee meeting on 30th January 2023 and 23rd May 2023.

Proposed by Cllr Taylor and Seconded by Cllr Chamberlain, with 1 Abstention and the rest in Favour.

P23/018 VALIDATED APPLICATIONS FOR CONSIDERATION

Application reference	Address	Proposal	Comments
23/0962/MFUL	Land At Saundercroft Farm Whimble	<u>The development of a battery energy storage system, connected to the National Grid, along with associated works including drainage, access and landscaping.</u>	Response attached.
23/1150/FUL	39 West Clyst Exeter Devon EX1 3TL	<u>Alterations to ground floor window and door arrangements. Construction of first floor extension, and second floor loft conversion.</u>	All in favour of supporting this planning application.

P23/019 PUBLIC COMMENT

Four members of the public joined the meeting. The members of public raised the following points for the 23/0962/MFUL Battery Storage Farm at Saundercroft:

- Why is the railway not being utilised for this application, it would save hundreds of lorry movements through the village.
- Concerns raised about the number and size of vehicle movements.
- Concerns raised about the Air pollution during the construction phase.
- A local resident raised a point of no local consultation.
- A point raised for re-locating the site on the North side and not South facing.
- Concerns raised on recycling of the batteries once at the end of their life.
- Very near neighbours have raised concerns over the noise from the batteries, the impact to their living conditions.
- The runoff from the fields will increase the flooding that happens in the road under the railway bridge – Southbrook Lane.

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

P23/020 COUNCIL'S COMMENT

- 23/0962/MFUL:** Battery Storage Farm at Saundercroft. Not Supported. Full comment appended.
- 23/1150/FUL:** First floor & Second floor extension at 39 Westclyst. The planning committee supported this application.

P23/021 CLOSE OF MEETING

The Meeting closed at 20:00hrs.

Signed:

Print:

Date:

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

Broadclyst Planning Committee response to planning application 23/0962/MFUL

The planning Committee discussed the following application:

23/0962/MFUL Land at Saundercroft Farm Whimble

The development of a battery energy storage system, connected to the National Grid, along with associated works including drainage, access, and landscaping.

The Chairman of the Committee wanted it noted that the PR company behind the consultation did not hold a fair consultation with deciding to hold the consultation event in another parish – Rockbeare where the development would have no impact. Broadclyst Parish Council communicated via email to the PR company and asked why it was not held in Broadclyst. The PR company responded to say there was no venue available, the Council found this to be untrue and responded back to the PR company with this finding. The email was ignored.

The Committee are **NOT IN SUPPORT** of this application in this location for the following reasons:

- **The construction traffic:** The significant numbers of large HGV's coming through the rural roads/village, through narrow country lanes that cannot sustain the volume of HGV's this development will need, past old dwelling buildings. Also, past the school (Clyst Vale) where there is a lack of safe pavements for the children. The impact of air pollution from the construction/delivery vehicles.
- **Flood Risk:** It is proposed in a flood zone which without sufficient mitigation, the drain off from the site will flood the local area.
- **Fire safety:** The Fire Safety Order 2005 puts the risk responsibility back on to the local Authority (Devon and Somerset) Have the Local Fire Authority have been consulted on this as a statutory consultee in the event of a fire of that size in this area? What do Devon and Somerset have to say about the risk, do they have the capacity if there was a battery fire? The access for the emergency services to the site is not clarified in the event of a fire.
- **Noise/ Light:** The impact of the noise to the very near dwellings will be an issue as stated in the noise report. There will be an increase of noise, light pollution from the security lights will be intrusive.
- **Location:** This location is not suitable for this development. Access to the site is not suitable. The location needs better transport links, near to A/B roads, not in a location that floods or near to private dwellings. The railway area allocated to the bottom of the site could be utilised and that would take the many hundreds of HGV vehicle movements off the roads.

If the planning application is granted permission, we would insist on the following conditions:

1. To work with the near neighbours on dealing with the noise issues.
2. To work with the Environmental Agency to ensure the flood risk is mitigated. Broadclyst Neighbourhood plan stated the runoff from developments should be less and not more. NP Policy DC3: Sustainable Drainage.
3. To work with the Local Fire Service to ensure there are sufficient plans in case of a fire at this site as well as access to the site.
4. To work with the housing along the construction route to put in place plans for speed limits, and damage to houses are minimised. To look at school times with deliveries. No deliveries to be made in the evening.

The local rural roads were never designed to take the weight of the large vehicles needed to transport the heavy machinery (Transformers). The damage to the verges, roads during the construction phase will need to be put right straight away.

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