

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

Broadclyst Parish Council Extra Ordinary Meeting of the Council

Public Notice of meeting: Press and Public were welcome to attend.
 There were no items for discussion under part B (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 Extra Ordinary meeting of the Broadclyst Parish Council on **Thursday 5th October 2023** at **19:00hrs** at Broadclyst Sports Pavilion, Holly Close, EX5 3JB for the purpose of transacting the following business:

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MINUTES

23/077 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting. As the Chair was not present, the Vice Chair acted.
- ii. **Present:** Members present are recorded as: Cllr Taylor (Chair); Cllrs Chamberlain, Fernley, Pepper, Rhodes, K Straw, L Straw.
In attendance: Clerk, Deputy Clerk. **Members of public:** 1.
- iii. **Apologies:** The Council resolved to accept apologies for absence and reasons for the apologies as reasonable from Cllrs Coton, Gent, Jackson, Massey, Rylance, Waldron, Whitmarsh.

23/078 DISCLOSABLE PECUNIARY INTEREST

There were no new Interests disclosed or requests for dispensations received.

23/079 MINUTES

Item deferred. To receive, and resolve to approve as a correct record, the draft minutes of the Full Council meeting on Monday 18th September 2023

Standing Orders were suspended:

23/080 PUBLIC QUESTIONS

The Chair invited questions from the member of public.

The meeting reconvened under Standing Orders

23/081 COUNCIL REPORTS

Clerks Report

The council received a report from the Clerk which detailed the amendments to the two planning applications for consideration.

23/082 PLANNING

i. Recent Decisions/ Appeal decisions / TPO update

It was noted there have been no updates since the last meeting:

ii.Planning applications for consultation

a. 23/0747/MFUL Land At Pinn Court Farm (Phase 4) Pinn court Lane Exeter

[Construction of 45 dwellings \(including affordable housing\), and all other associated development](#)

Amended plans include amended Layout (technical and coloured versions) and BNG Assessment Plan

This application was before Council to consider amendments on which the council has been consulted. It is also before the Council to assess proposal against the policies of the Broadclyst Neighbourhood Plan (NP).

Amendments: For safety reasons, the council was pleased to note the removal of the cycle link / footpath and crossing on Pinn Hill. The amendments to the boundary mix planting schemes were also welcomed and supported.

Neighbourhood Plan: The council noted and welcomed the compliance of the proposal with many of the made NP policies; however, it was felt that the non-compliance with policies DC3, H7, and with section 3 of the NP (economy and employment) compromise the sustainability of the site. The care home would have provided local employment and boosted the local economy; while the council sympathises with the applicant for the circumstances that have resulted in its non-delivery, the alternative land use for housing does not redress the loss of the benefits that the care home would have brought to the Westclyst community.

PROPOSAL: It was proposed by Cllr K Straw that council does not support the application as it does not align with Neighbourhood Plan policy; the council wishes to see further consideration being given to all three elements of sustainable development.

This was seconded by Cllr Pepper and unanimously supported, and so it was resolved to **Not Support**.

Response:

After thoroughly reviewing the provided material, Broadclyst Parish Council would like to highlight some areas of concern and potential non-compliance, particularly focusing on the sustainability of the Westclyst community.

1. NPPF and Broadclyst Neighbourhood Plan's Afforded Protection

Broadclyst Parish Council acknowledges the current shortfall of EDDC's 5-year housing land supply, and would like to emphasise the importance of the Broadclyst Neighbourhood Plan, which, being less than 2 years old, is up-to-date and carries significant weight as per the NPPF (paragraph 14). We expect decisions to be in accordance with the NP unless there are material considerations that suggest otherwise.

2. Planning Statement Addendum by Bloor Homes

It is noted that Bloor Homes has taken considerable measures to align their proposals with several policies of the NP. However, there are specific policies within the NP where compliance has not been met or fully addressed:

- **Policy DC3 - Sustainable Drainage:** The absence of support for water recycling mechanisms, including water harvesting or storage features, is concerning. Sustainable water management is a vital aspect of sustainable community development, and this omission needs addressing.
- **Section 3 – Economy and Employment:** The lack of support or compliance for this section potentially misses opportunities for local economic growth and employment, fundamental for the sustainability of the community.
- **Policy H7 – Development of Live-Work units:** Given the current economic climate and changing work habits, live-work units can play an essential role in sustainable community development. The absence of support or compliance with this policy may hinder opportunities for flexible living and working arrangements in the community.

3. Consultation Responses and Amendments

We appreciate the efforts by Bloor Homes in engaging with statutory consultees, local authority officers, and the community. The resulting amendments, particularly those enhancing the site's biodiversity value and appearance, demonstrate a commendable approach towards sustainable development.

However, considering the amendments and the NP policies they correspond with, we would like the following to be addressed:

- **Policy DC3:** Review and potentially incorporate sustainable drainage systems, including water harvesting features, into the development plan.
- **Section 3:** Reassess the opportunities for supporting local economic growth and employment within the development.
- **Policy H7:** Consider the inclusion of live-work units to support the changing landscape of work habits and to encourage sustainable community growth.

The Broadclyst Neighbourhood Plan seeks to support and deliver vibrant and sustainable communities, and while the provision of an additional 45 dwellings does meet some of our objectives, the council seeks a redress of the imbalance caused by non-delivery of the care home. In addressing the imbalance, the parish council would want to see provision of live/work units (policy H7) and to open dialogue for land use that benefits the community, such as land allocation for a community centre.

While Bloor Homes has made significant strides in aligning their proposals with the NP, we believe there is scope for further alignment, particularly in ensuring sustainable community development. We hope these concerns are addressed and taken into consideration in the planning application review.

**b. 23/0532/CPE Land Adjacent To Main Yard Lodge Trading Estate
Broadclyst**

This application has been determined by the Local Planning Authority since publication of this agenda. It was therefore not considered by the council at this meeting.

c. 23/0962/MFUL Saundercroft Battery Storage (Amended plans)

Council referred to the clerks report which detailed the amendments and further proposals by the applicant to mitigate the impact of the build phase of the project, addressing council's earlier concerns.

PROPOSAL: It was proposed by Cllr K Straw that the council removes its objections subject to satisfactory CEMP. This was seconded by Cllr Rhodes and the proposal went to the vote, which is recorded as 5 in agreement, 1 not in agreement, 1 abstention. Majority vote to agree the proposal and so it was **RESOLVED**.

Response to the consultation:

Thank you for consulting Broadclyst Parish Council and providing detailed information on the amended plans for the proposed Saundercroft Battery Energy Storage project. We have reviewed the changes made at a council meeting on 5th October 2023, and wish to respond with our updated stance on the application.

1. Project's Alignment with Policy & Previous Objections

The Parish Council recognises that Battery Storage has policy support and acknowledges that for the Local Planning Authority to refuse this project, it would need to demonstrate that the harm outweighs the benefits and that this harm cannot be further mitigated.

2. Addressing Concerns

The initial objections raised by the Parish Council were based on specific concerns regarding location, impact on the highways infrastructure, potential damage to roadways, and LGV movements, especially during construction phases. We commend the applicant's efforts to address these concerns:

- **Baptist Church Cottages Pinch Point:** since the council was first consulted on the application, double yellow lines – a long-term aspiration of the parish council - have been put in place on the opposite side of the road. This is a significant step towards ensuring the safety and structural integrity of the properties in Dog Village. The absence of parked vehicles will enable large goods vehicle (LGV) traffic to keep to

the centre of the road as they pass the properties, therefore reducing the likelihood of a vehicle striking the building.

- **Highway Damage:** We appreciate the proactive measures proposed by the applicant, including pre-commencement surveys, regular inspections, an undertaking to rectify defects within a 3 month period, and a bond of appropriate value that the parish council can access to arrange repairs should the condition not be met that will ensure any damage to the road is promptly made good.
- **LGV Movements:** The restrictions on LGV movement timings (no LGV traffic will pass through the village before 9.30am and after 3pm Mon-Fri, before 9am and after 1pm on a Saturday) and the presence of banksmen demonstrate a commitment to minimising disruptions and potential safety hazards in Dog Village.

3. Recommendations & Updated Stance

The council requests that the following matters be discussed with the applicant and conditioned where appropriate:

- That the road survey be commissioned to an independent company;
- That a robust decommissioning plan be put in place as part of the planning consent, including proposals for the removal of infrastructure that requires multiple LGV trips through the village;
- That consideration be given to the retention of the haul road for maintenance purposes.

Based on the considerations presented in the report:

- We acknowledge that the perceived harm and risks associated with this project have been mitigated to a reasonable extent.
- Given the long project lifespan (c.40 years) and the efforts made to address risks during the delivery and construction phases, the Parish Council is in agreement with the conclusion that the identified risks have been adequately mitigated.

As such, the Parish Council has decided, in light of the substantial mitigation efforts made by the applicant, to **withdraw its previous objection** to the Saundercroft Battery Energy Storage project.

We trust the Planning Authority to ensure that all agreed-upon mitigations and conditions are upheld and enforced throughout the project's lifecycle. We look forward to seeing positive outcomes from this development for the betterment of our community.

23/083 FUTURE AGENDA ITEMS

There were no requests for agenda items for consideration by the Council.

23/084 TO CLOSE THE MEETING

The meeting closed at 20:15hrs

Signed:

Print:

Date:

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST