

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

Broadclyst Parish Council Planning and Environment Committee Meeting

There was a Planning Committee meeting of Broadclyst Parish Council which will be held on Monday **8th July 2024 at 18:30 pm** at the **Broadclyst Sports Pavilions, Holly Close, EX5 3JB** for the purpose of transacting the following business:

MINUTES (Draft)

P24/044 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair and Vice Chair were absent. The committee unanimously resolved to elect Cllr Pepper to act as chair for the meeting.
- ii. **Present:** to record Members present were recorded as: Cllrs Gent, Pepper, Rylance, Rhodes, and Whitmarsh. Cllr Rylance was substituting for Cllr Massey; Cllr Whitmarsh for Cllr Taylor.
- iii. **Apologies:** The committee resolved to accept apologies from Cllr Fernley, Massey and Taylor.

P24/045 DISCLOSABLE PECUNIARY INTEREST

There were no new DPIs declared. Cllr Rhodes noted his stock are currently grazing this land at Elbury Farm and declared an interest. He took no part in the discussion and did not vote.

P24/046 MINUTES

The committee receive the draft minutes of the Planning Committee meeting on 25th June 2024.

PROPOSAL: It was proposed by Cllr Pepper to defer draft Minutes as none of the members present were at tonight's meeting. Seconded Cllr Whitmarsh and unanimously agreed. **RESOLVED.**

P24/047 PUBLIC COMMENT

There were no comments from the public for Committee.
 Members of public are respectfully reminded they should submit their representations direct to East Devon District Council as well as attending this meeting.

P24/048 VALIDATED PLANNING APPLICATIONS FOR CONSIDERATION

24/1261/AGR, Elbury Farm, Broadclyst, EX5 3BH. Track formation for the purposes of afforestation and forestry.

The committee discussed carbon sequestration occurring in the tree, rather than in the soil, which is the case for grassland, so is only stored for the lifespan of the tree.

The land use remains unsupported by the council (loss of productive agricultural land); this is contrary to national and local planning policy. It was queried if BNG applies to this application.

The benefits of public access were also discussed. It was noted that the lower side of the field is already set aside for public access.

Access: concerns were raised about safety of pedestrians having to walk up Crannaford Lane to access the site from Cranbrook. Network Rail have previously raised concerns about pedestrian crossing the railway at Crannaford crossing. Vehicle access is off a narrow single-track lane; the committee felt that parking for public access, including disabled and cycle parking, should be considered as part of this application.

Vote: Support: 0 Not support: 3 (2 abstentions). Unanimous to not support the application. RESOLVED

24/1052/FUL Oak Lodge, Whimble, EX5 2PD. Siting of timber static unit for commercial use.

The committee discussed the proposal; it was noted that the proposal has support in the Broadclyst Neighbourhood Plan economic section.

It is requested that a condition be applied to ensure that the building cannot be converted for residential use or holiday let use in the future.

Vote: Support: 5 Not support:0 Unanimously agreed to support. RESOLVED.

24/1216/FUL 18 Flint Field Way, Tithebarn. Loft conversion including front and rear dormers, partial conversion of garage with first floor extension. Addition of PV panels to the roof.

The committee discussed the proposal, including the potential extent of any intrusion of privacy on neighbours.

It was noted that the conversion of the garage element of the application removes a parking space and therefore is not in conformity with Broadclyst Neighbourhood Plan policy T3.

A condition is requested that the garage conversion cannot be used as a separate dwelling or for non-domestic use (i.e., Air B'n'B).

Vote: Supported 5: Not supported 0: Unanimously agreed to support. RESOLVED.

P24/049 CLOSE OF MEETING

The meeting closed at 19:19hrs.

Signed (Presiding Chairman):

Print:

Date:

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