

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 were no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public).

There was a Planning & Environment Committee meeting of Broadclyst Parish Council on Tuesday **25th June 2024** at **19:30** at the **Broadclyst Sports Pavilions, Holly Close, EX5 3JB** for the purpose of transacting the following business:

MINUTES (Draft)

P24/036 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting at 19:30hrs.
- ii. **Present:** Members present were recorded as Cllr Massey (Chair), Cllr Fernley, and Cllr Whitmarsh (deputising for Cllr Rhodes). In attendance Clerk, Deputy Clerk.
- iii. **Apologies:** Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record form part of the meeting minutes. Apologies were accepted from Cllr Gent, Rhodes, and Taylor.

P24/037 DISCLOSABLE PECUNIARY INTEREST

There were no new DPIs from Members of the Committee.

P24/038 MINUTES

The Committee received the draft minutes of the Planning Committee meeting on 4th April 2024.

Proposal: It was proposed by Cllr Massey that the Committee accepts the draft Minutes as a correct record of the meeting. This was seconded by Cllr Fernley and unanimously agreed. **RESOLVED.**

P24/039 PUBLIC COMMENT

Members of public were respectfully reminded they should submit their representations direct to East Devon District Council as well as attending the Parish Council Planning Committee meeting.

The Committee received the following comments from the members of public attending:

- Access, especially relating to construction. This is a single-track road with no pull in areas. Concerns of having to reverse when meeting construction traffic.
- Surface of the lane: almost impassable in recent times in car due to potholes. Have been filled by residents, what is the impact of construction traffic on the surface of the lane?
- Flood prevention: done by residents
- Proposed dwelling will have a negative impact on rural character of landscap.
- Concerns about number of cars exiting onto Station Road, parking for 4 cars will almost double the number of cars exiting onto SR. Parked vehicles can obstruct visibility.
- Half mile from nearest bus stop
- Overlooking of neighbouring properties
- Overshadowing of garden
- Solar panels need separate planning application
- Trees earmarked for removal are protected.
- Bats and lots of flora/fauna in area, has not been touched for over 40 years.
- How will utilities connections be provided?
- Previous planning history of refusal, one of the reasons being not to set a precedent for further development down the road.
- Plot exists as owner took plot from number 1 and 2
- Building regs: soak away intended – not in flood area (although lane has flooded 3 times) but the water table is only approx 300mm below surface of the road.

P24/040 VALIDATED PLANNING APPLICATIONS FOR CONSIDERATION

The Committee considered and agreed the Council's comments to East Devon District Council (the Local Planning Authority) on the applications received as follows:

- i. **24/0052/FUL, Land at rear of Station Yard Cottages, Broadclyst Station.** The committee noted that the application was broadly in line with policy CB8 in the Cranbrook Plan and policies D1, DC1, DC3, DC4, H6, T3 and NE5 in the Broadclyst Neighbourhood Plan. The committee also noted the matters raised by members of the public (listed above), some of which are material considerations and others of which are not.
It was noted that the protection of wildlife and nature on development sites is of great importance across the parish, as evidenced in the Neighbourhood Plan Community Survey (2016)¹. Therefore, although the proposal has policy support, the parish council requests that the site be surveyed for protected species, and that the applicant demonstrates 10% biodiversity net gain in accordance with legislation.
- ii. **24/0940/COU Burrow Farm, Broadclyst EX5 3JA**
The committee noted that the application was broadly in line with the Broadclyst Neighbourhood Plan policies: EC1, EC2, EW1. It was noted that the protection of wildlife and nature on development sites is of great importance across the parish, as evidenced in the Neighbourhood Plan Community Survey (2016). Therefore, although the proposal has policy support, the parish council requests that the applicant demonstrates 10% biodiversity net gain in accordance with legislation.
- iii. **24/1125/FUL Electricity Sub Station, Babbage Way, Science Park**
It was noted that this application for the Construction and operation of a micro energy storage facility is supported by the Neighbourhood Plan policy DC2.
- iv. **24/1087/FUL 1 Palmer Close, Westclyst, EX1 3GP**
The committee supported this proposal for alterations to the existing conservatory.

¹ [Plan Appendices and Regulation 16 documents \(broadclyst.org\)](https://www.broadclyst.org/plan-appendices-and-regulation-16-documents)

v. **24/1156/FUL Sunnyhayes, Broadclyst Station, EX5 3AX**

The committee supported this proposal for a two storey rear extension with terrace above.

P24/041 Climate/Environmental Work

The Committee received a report regarding the start of a project and funding application to the East Devon District Council Carbon Action Programme (CAP) CAP is a support package for businesses and community organisations in East Devon to help decarbonise and cut energy costs. The next step will be a site visit to the Sports Pavilion to look at how the property can be decarbonised.

P24/042 Local Plan Update Consultation

Further to the decision at the meeting on 03 June 24 (Minute Ref 24/071d) to defer consideration of Designated Neighbourhood Area Housing Requirements, Green Wedges, and the Clyst Valley Regional Park to a Planning and Environment Committee meeting, the following was noted:

- i. Designated Neighbourhood Area Housing Requirements: numbers for Broadclyst do not add up as the Heathfield site is counted twice (in Local Plan and Neighbourhood Plan designations);
- ii. Green wedges should be respected to prevent coalescence of villages/hamlets; development in green wedges should not be permitted;
- iii. Clyst Valley Regional Park: development should not be permitted in the Park except for where it directly enhances and contributes to aspirations of the Park.

P24/0 CLOSE OF MEETING

The meeting closed at 20:39PM

Signed (Presiding Chairman):

Print:

Date:

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