



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 Monday **23rd September 2024 at 19.00 pm** at the **Broadclyst Sports Pavilions, Holly Close, EX5 3JB** for the purpose of transacting the following business:

MINUTES (DRAFT)

P24/056 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting at 19:00hrs.
- ii. **Present:** Members present were recorded as Cllr Massey (Chair), Cllr Gent and Cllr Taylor.
- 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 minutes of the meeting.
Apologies were accepted from Cllr Fernley, Pepper and Cllr Rhodes.

P24/057 DISCLOSABLE PECUNIARY INTEREST

There were no new DPI's from the Members of the committee.

P24/058 MINUTES

- i. The Committee received the draft minutes of the Planning Committee meeting on 25th June, 8th July and 17th July 2024.
Proposal: It was proposed by Cllr Gent that the Committee accepts the draft Minutes as a correct record of the meeting. Cllr Taylor seconded this and unanimously agreed: **RESOLVED**

P24/059 PUBLIC COMMENT

There were no comments from the public for Committee.

P24/060 VALIDATED PLANNING APPLICATIONS FOR CONSIDERATION

i. The committee receive the following planning applications for consideration:

Application ref:	Location:	Proposal:
24/1513/ADV	Local Centre Tithebarn Way Tithebarn Exeter	<u>Installation of 4no. fascia signs, 3no. projecting signs and 1no. dibond panel.</u>
24/1305/VAR	Land Adjacent To The Gardens Blackhorse Exeter EX5 2FT	<u>Variation of condition 2 (approved plans) of 22/0549/FUL (Construction of 3no. bungalows with associated access, parking and landscaping), to include installation of air source heat pumps enlarged foot print to Plot 1, removal of conservatories and installation of solar panels</u>
24/1874/V106	Redhayes North Of Blackhorse Lane Broadclyst	<u>Application to vary the Section 106 Agreement to update the Mortgagee Exclusion Clause and to provision to release an affordable housing unit in relation to Phase 3 (19/0028/MRES) only.</u>
24/1502/FUL	District Centre Tithebarn Way Tithebarn	<u>Proposal to install a new packed gas cooler & 3 no. floor mounted AC Units.</u>

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

Application ref:	Comment
24/1513/ADV	No objections.
24/1305/VAR	The council fully supported the installation of the air source heat pumps and the solar panels. The Broadclyst NP supports this through policy DC1 Energy Efficient New Builds.
24/1874/V106	Council wished to make No Comment on this application.
24/1502/FUL	The Council supported this application but wish to ask for additional screening between the site and the MUGA/NEAP next to it.
24/1846/VAR	The council supported the changes/variations to the planning application.

- iii. The Committee received a verbal update from the Clerk following EDDC's Strategic Planning decisions on site allocations in the parish for the emerging Local Plan.

Site ref	Use	Location	Committee decision	Notes
Brcl_04 & Polt_07	Residential	Land to the north and east of Saxon Brook (Old Park Farm phase 2)	Not allocated	Sites considered together. Concerns about negative impact on Poltimore House and Clyst Valley Regional Park/Trail. Concerns about impact on B3181.
Brcl_09	Residential	Land at Heathfield, Whimble Rd	Not allocated	Already allocated and coming forward under the Broadclyst Neighbourhood Plan
Brcl_12 (a and b)	Mixed	Land at Winter Gardens, Whimble Rd	Adjourned	Adjourned for further reports whether access to Brcl_29 can be brought through this site
Brcl_23	Mixed	North of Science Park	Allocated	Generally felt it was a good location for sustainable development.
Brcl_27a	Employment	Lodge Trading Estate	Allocated	Concerns around flooding and access by LGVs on Station Road.
Brcl_27b	Employment	Lodge Trading Estate	Not allocated	
Brcl_29	Mixed	Land adj. to Green Tree Lane	Allocated	Concerns raised about site access and flooding.
Brcl_31	Residential	Westclyst Farm, land off Mosshayne Lane	Not allocated	Concerns about securing access and overdevelopment. Concerns about impact on B3181 and existing infrastructure, including healthcare and education.

P24/061 CLOSE OF MEETING

The meeting closed at 19:32hrs.

Signed (Presiding Chairman)

Print:

Date:

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST