

Agenda issue date: Tuesday 20th January 2026
Meeting date: Tuesday 27th January 2026
Meeting time: commences 19:00hrs
Meeting venue: Broadclyst Primary School, School Lane,
 Broadclyst, EX5 3JG
Agenda issued by: Angie Hurren, Clerk and RFO
Signed: *Angie Hurren*



To: Broadclyst Parish Council Members.
For Information: District and County Ward Members, Press
 and Public.

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 that meet criteria for the exclusion of press and public on the 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 **Tuesday 27th January 2026** at **19:00hrs** at Broadclyst Primary School, School Lane, Broadclyst EX5 3JG. Virtual attendance was enabled for members of public and guests; no councillors attended virtually. The meeting was held for the purpose of transacting the following business:

INDEX

26/021 Open Meeting; Members Attendance	48
26/022 Disclosable Pecuniary Interest	49
26/023 Minutes	49
26/024 Public Questions	49
26/025 Pre-App Presentation	49
26/026 Planning	50
26/027 Playing Pitch and Outdoor Sport Strategy Consultation.....	51
26/028 Future Agenda Items.....	51
26/029 To Close The Meeting.....	51

Minutes(Draft)

26/021 OPEN MEETING; MEMBERS ATTENDANCE

- i. The Chairman opened the meeting at 19:05hrs.
- ii. **Attendance:** Members present were recorded as: Cllr Massey (Chairman); Cllrs Fernley, Gordon, Pepper, Rhodes (from 19:20hrs), K Straw, Veliyeth.
In attendance: Clerk, Asst Clerk (NC).
Also present: Paul Withers (PW) (Eagle One), Tracey Spencer (TS) (LTN), Hanna Virta (HV)(Council's legal representative from Tozers Solicitors), 19 members of public.
 TS and HV attended virtually, as did some members of public.
- iii. **Apologies:** the council accepted apologies from Cllrs Chamberlain, Rylance, L Straw, Taylor, Whitmarsh. Cllr Boyles submitted apologies during the meeting, but these were not recorded at the time.

26/022 DISCLOSABLE PECUNIARY INTEREST

There were no new DPIs or personal interests declared, nor receipt of dispensation requests.

26/023 MINUTES

The council received the draft minutes of the Full Council meeting on Monday 19th January 2026.

PROPOSED: It was proposed by Cllr K Straw that the draft Minutes be accepted as an accurate record of the meeting. This was seconded by Cllr Pepper and unanimously agreed. **RESOLVED.**

26/024 PUBLIC QUESTIONS

There were 19 members of the public present. The chairman invited questions on the Eagle One proposal at this stage, and noted questions would be re-opened for the planning applications section. There were no public questions or comments in relation to agenda item 26/025.

26/025 PRE-APP PRESENTATION

Eagle One Update

The council received a pre-app presentation from Eagle One and LTN about a resubmission of its application for a Care Home at Tithebarn, which includes the offer to provide an option for the Parish Council to acquire land known as the creche site for £1 in the event that the application is approved and subsequently implemented.

NB. It was noted that in accordance with its pre-app policy, the council will not debate the application until it is received from East Devon District Council for public consultation.

Tracey Spencer from LTN gave a virtual presentation and summarised how the resubmission addresses council's concerns in its representation to the original application:

- Loss of public house allocation
- Policy RC6 – Loss of community facilities
- Undermines the policy objectives of East Devon Council
- Proposed scale in broadly in keeping with surrounding buildings should be softened with planting and high-quality boundary treatment
- Parking provision
- Limited cycle provision
- Drainage considerations
- Design – lacks local distinctiveness
- Engagement with NHS Devon –no comments received on application

A copy of the presentation is appended which provides answers to the above points of concern. In addition, it was noted that the refusal of the original application will be appealed following the advice of Kings Counsel.

Paul Withers from Eagle One reiterated key points and was available to clarify any questions the council may have.

Timeline: The applicants are hoping to submit in the next few weeks and are happy to take any feedback on the design proposals. It was noted that local distinctiveness is more of a challenge in a new estate than in an established area.

Questions from councillors:

1. What are the changes in height levels; have they been lowered? Answer – yes, they have been lowered by 500mm to allow for SUDs drainage provision and reflect the topography of the site.

2. At appeal, will the parish council's original comments still stand? Answer – yes.
The Chairman thanked TS and PW for their time; they and HV left the meeting at 19:30hrs.

26/026 PLANNING

i. Broadclyst 'Winter Gardens' Development

The council considered planning amendments for application ref 25/1133/MOUT which relate to Amended plans and reports received 19/12/2025. It was noted that the closing date for comments is 30th January 2026.

Councillors received a policy-based analysis report and invited comments from members of public present to supplement the report. The following points were raised:

1. **Drainage / capacity of SUDs.** The drainage report shows surface water draining towards Burrow bridge; however, the houses at Burrow have today been flooded due to an extreme weather event causing higher than usual overflow from the River Clyst. Significant concerns were raised whether the drainage basins will retain sufficient water to prevent this one-off flooding of properties at Burrow becoming a regular event.
2. **Removal of employment land.** Concern was raised at the removal of the allocation of employment land. If employment provision formed part of the original justification for the scale and sustainability of the development, its removal requires clear justification. At this stage, this would normally involve demonstrating that employment land needs are still being met elsewhere, or that the development remains sustainable without increasing out-commuting, car dependency, and pressure on local infrastructure. In particular, the loss of on-site employment is likely to increase commuting from the village, which would place additional strain on an already overstretched local infrastructure network, including roads, traffic movements, and services. This reinforces wider concerns about whether the amended proposal can still be regarded as sustainable in planning terms. It was noted that the Local Plan proposed allocation still includes 0.6ha of employment land.
3. **Sewerage system.** Significant concern was raised that the flooding today demonstrates that the current local sewerage system cannot cope with existing load, let alone any more. Flood water lifts manhole covers, allowing raw sewerage to spill onto the road and pavement at Town End.
4. **BUAB.** It was noted that the proposal sits outside of the current Built Up Area Boundary.
5. **Number of houses:** It was queried if the number of houses proposed was greater or lower than that proposed in the emerging East Devon Local Plan allocation. This application proposes up to 145 properties whereas the Local Plan allocation is for 100 properties.

PROPOSAL: It was proposed by Cllr Massey that the council accepts the officer's report, adds concerns raised by members of public, and submits a representation to show the reasons why the parish council does not support the amended plans. This was seconded by Cllr Gordon and unanimously agreed. **RESOLVED.**

PROPOSED: It was further proposed to delegate to the Clerk, in conjunction with Chairman, to amend the report and submit to EDDC before the consultation ends. This was seconded by Cllr Pepper and unanimously agreed. **RESOLVED.**

ii. 26/0032/FUL - 4 Acland Road Broadclyst Exeter EX5 3HF

The council considered an application for the construction of a single storey rear and side extension.

There were no concerns raised.

PROPOSAL: It was proposed by Cllr Massey that the council support the application. This was seconded by Cllr Pepper and agreed by majority vote (1 abstention). **RESOLVED.**

26/027 PLAYING PITCH AND OUTDOOR SPORT STRATEGY CONSULTATION

The council received a briefing on the draft East Devon District Council Playing Pitch and Outdoor Sports Strategy (PPOSS), and considered its feedback on the key principles.

It was noted that the PPOSS does not consider feasibility, viability or funding of future amenities. The officers report recorded omissions from the current register in the PPOSS; it was noted that Westclyst football pitch should be recorded as currently being in private not public ownership.

PROPOSAL: It was proposed by Cllr Veliyeth that the council submit the draft response with the Westclyst ownership amendment. This was seconded by Cllr Fernley and unanimously agreed.
RESOLVED.

26/028 FUTURE AGENDA ITEMS

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

26/029 TO CLOSE THE MEETING

The meeting closed at 19:46hrs.

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

LNT CARE DEVELOPMENTS

Broad Clyst Parish Council – Care Home at Jennings Gardens

LNT Care Developments

Helios 47

Leeds

LS25 2DY

Date: 27th Jan 2026

PROPOSED CARE HOME – JENNINGS GARDENS

1. LNT Care Developments – Brief background
2. Previous application
3. Changes made to application
4. Next steps –
 - Newsletter
 - Virtual Consultation Event
 - Resubmission
 - Appeal
5. Offer of land for community facility

THE APPLICANT

The LNT story began over 30 years ago and is important to understand how the designs of our homes originated and evolved. Our founder, Lawrence Neil Tomlinson (LNT)'s family background is centered around care, his family operating care homes. At this time, their portfolio was made up of converted buildings and whilst focused on providing excellent standards of care, the buildings themselves by nature of design, didn't cater for operational efficiencies, enhanced social inclusion and wellbeing environments, nor the standards of compliance that today's requirements rightly expect of a modern care home.

On his parents wishing to retire, Lawrence bought his parent's company and set about identifying land opportunities where through his operational experience, a more purposeful design could be bought forward which allowed the residents living experience and the nuances of providing 24/7 care for residential and dementia needs to be at the heart of every design.

With that determination and passion, LNT have grown to be the largest provider of purpose built residential and dementia care homes. What makes LNT different from any other developer is the experience gained from being an award winning 'CQC outstanding' operator, as we operate every home we build with our 'Group' companies, Danforth Care, Oyster Care and Crystal Care.

We have built and commissioned 259 care homes to date and are recognised by National and Regional Care Home operators UK wide for our cutting edge care delivering 'design' and sustainability principles.

SOCIAL, HEALTH AND WELLBEING IMPACTS

LNT are passionate about the value a great care home can bring to a community. Notwithstanding exemplar levels of care on offer within the care home, there are multiple positive impacts which come with a care home development in this location. These impacts include: -

- The care home will have a positive impact on the housing stock in the locality by releasing family homes, which older people typically occupy, back into the market. Given the national housing crisis this is a major benefit to the construction of purpose-built care homes which in isolation also adds to the housing stock.
- The care home will contribute to the local housing supply. A care home is equivalent to the provision of approximately 28 individual dwelling units (based on the average number of adults pre household in the UK (Census 2024)). (PPG guidance Paragraph: 016a Reference ID: 63-016a-20190626 requires plan making authorities to count housing provided for older people, including care homes, against their housing requirement. To establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, taken from the published Census data).
- The care home will provide an important local community service for older people in need of care from within the local community or that have a strong local connection. Furthermore, it would not only provide a service to its future residents but also offer a sustainable support service to the wider developing and local community for families with older dependents in need of care.
- The alleviation of pressure on the NHS by providing 66 older people with 24/7 specialist care which reduces the chances of accident/injury in their own homes. The care homes also typically make arrangements with local doctors' surgeries so that a doctor can visit the care home to see multiple residents in one visit rather than providing multiple, individual appointments at the surgery.
- The care home will generate between 50 to 60 new employment opportunities, which is approximately 48 full time equivalent jobs which will significantly boost the local job market. All our care homes offer career progression and extremely competitive salaries for prospective employees.

- The care home will offer an enhanced choice for social inclusion

Summary of concerns raised –

- Loss of public house allocation
- Policy RC6 – Loss of community facilities
- Undermines the policy objectives of East Devon Council
- Proposed scale in broadly in keeping with surrounding buildings should be softened with planting and high-quality boundary treatment
- Parking provision
- Limited cycle provision
- Drainage considerations
- Design – lacks local distinctiveness
- Engagement with NHS Devon – no comments received on application

LOSS OF PUBLIC HOUSE

The original outline application ref. 12/1291/MOUT identified the site for an unspecified leisure use.

The public house had originally been intended to be in the local centre allocation. Following marketing and further discussion with the LPA have accepted the loss of the public house.

Condition 2 of the outline permission requires a reserved matters application to be submitted within 7 years, as such all reserved matters applications needed to be submitted by November 2020.

The site no longer has any specific use allocation.

The s106 agreement S4 para. 4.4 states –

“nothing in this agreement prohibits or limits the right to develop any part of the land in accordance with a planning permission other than the Planning Permission granted after the date of the Agreement.”

The s106 does not preclude other proposals coming forward for the site as subsequent planning applications.

LEISURE USE

Marketing exercise for the adjacent site for a leisure use with no interest, the supporting information from Alder King was submitted with the application. Alder King conclude that there would be no different outcome should the application site be marketed.

POLICY RC6

This policy protects existing community uses, as such it isn't relevant for this application.

POLICY OBJECTIVES OF EAST DEVON

We obtained Kings Chambers advice on East Devon's decision on the application. The conclusion being that the council's decision

- Does not reflect a proper interpretation and application of the Development plan
- refusing the application on the basis that a D1/D2 leisure use is preferable, makes a serious error in law
- The LPA appear to prefer D1/D2 uses, it appears to have little regard to the evidential reality of the position

The application should be considered on the relevant policies with the local plan, not the allocation within the outline.

PARKING AND CYCLING PROVISION

These are provided in line with the local authority standards with no objection from the highway authority

DESIGN

Lacks local distinctiveness – the care home has been designed to reflect the surrounding newly developed scheme. Discussions around what the Parish Council think are the elements of local distinction would be welcomed and happy to include in the elevational changes ongoing.

DRAINAGE

Amendments have been made to include a sustainable drainage scheme that has now been agreed with the LLFA.

ENGAGEMENT WITH THE NHS

As part of our own due diligence we have identified a need with a submitted Needs Assessment. No objections have been received to the proposed use and consultation will be had with adult social care should the home be approved.

THE PROPOSAL



View of eastern elevation along
Fifth Avenue

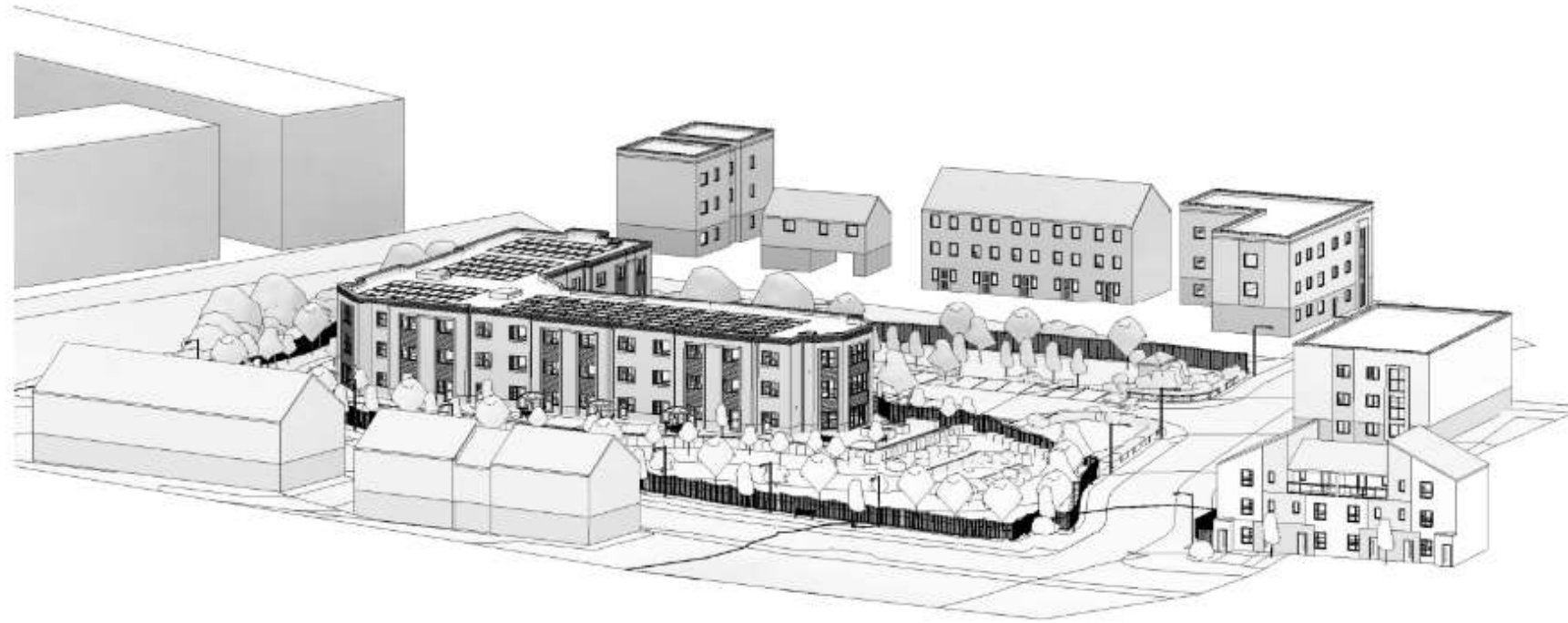


View from junction of Tithebarn Way and
Trenton Green



View of northern elevation facing onto

6 STREET SCENE KEY PLAN
1 : 500

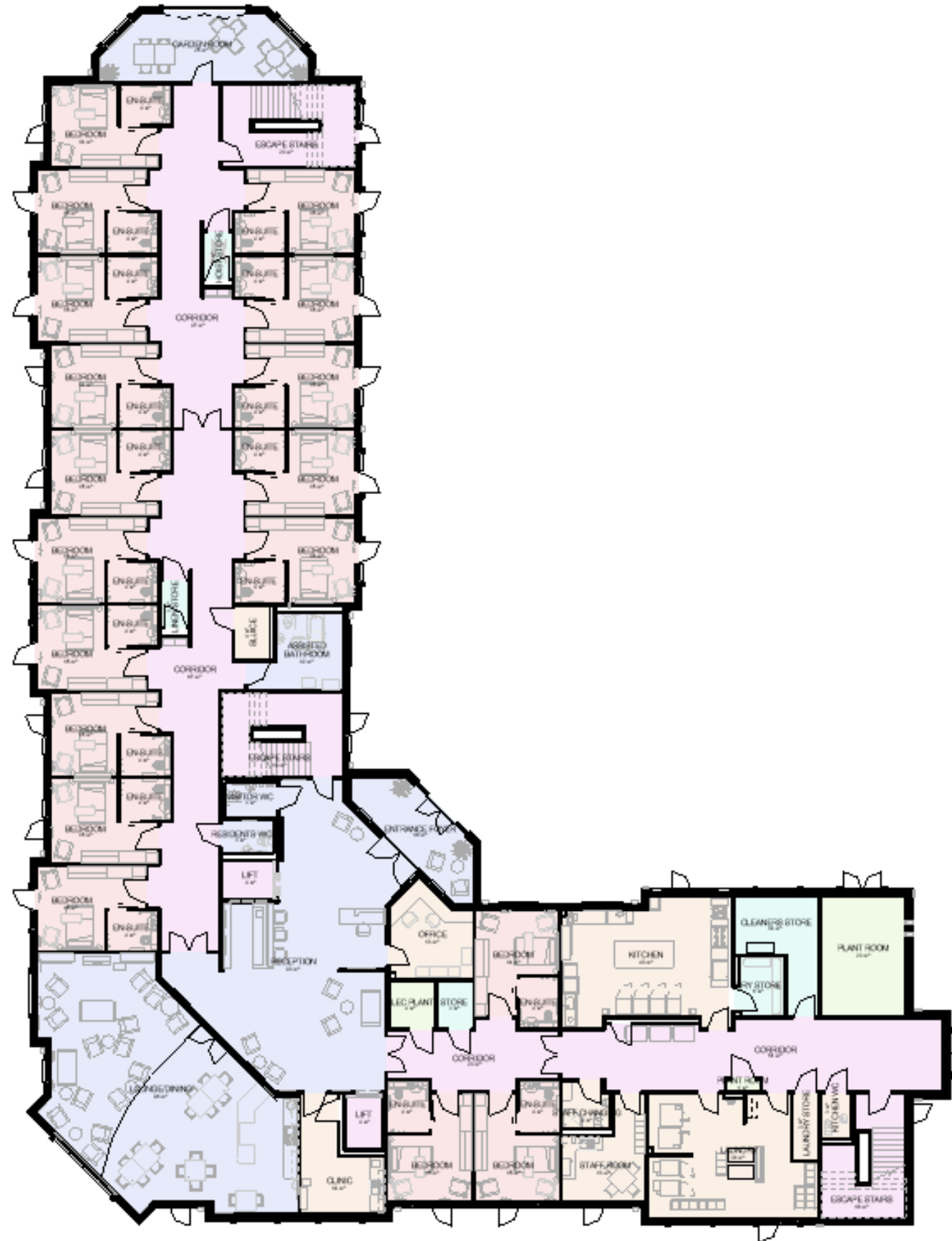


5 EAST STREET SCENE
1 : 200



7 NORTH STREET SCENE
1 : 200

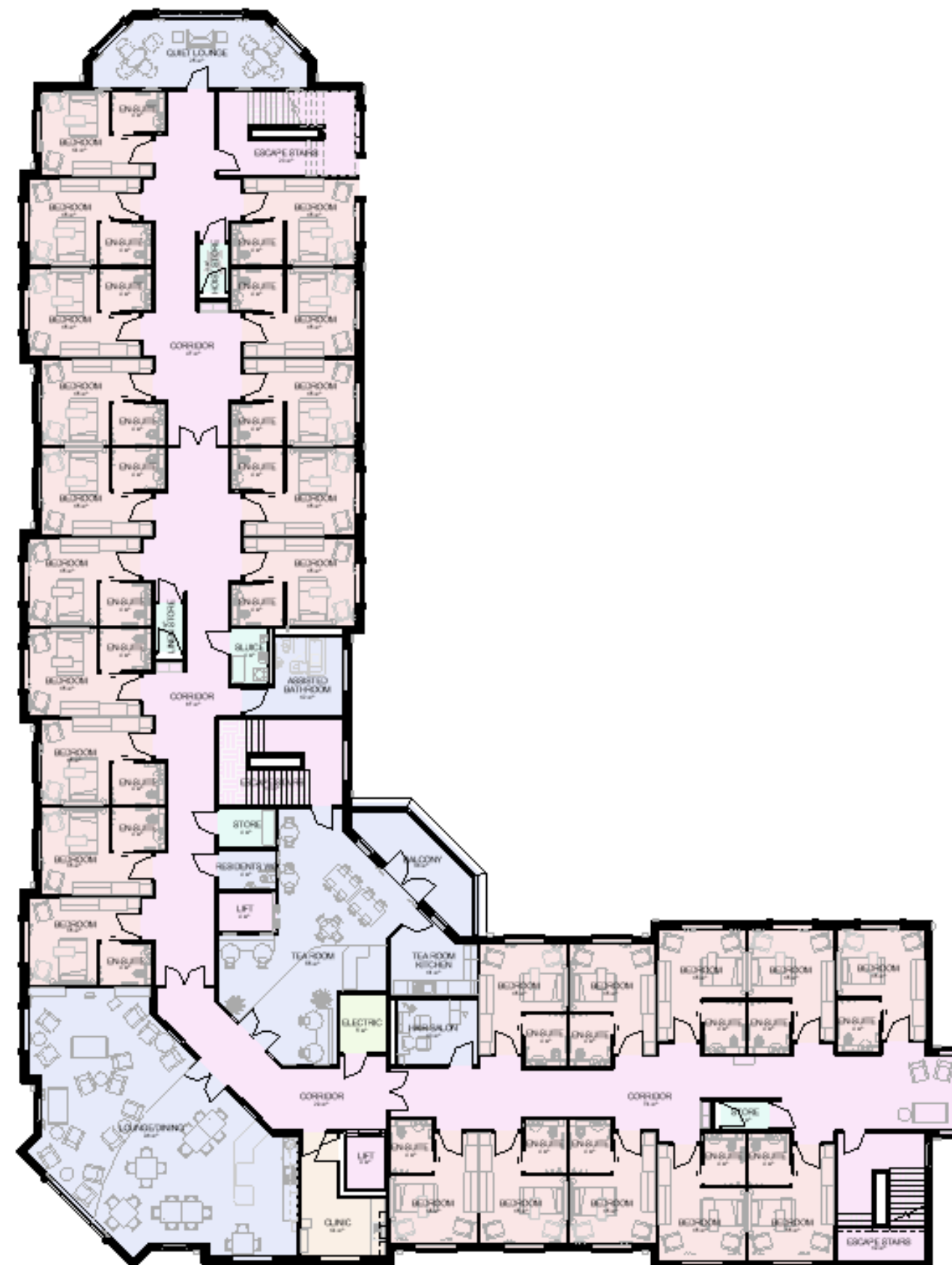
4.2 FLOOR PLANS



4.2 FLOOR PLANS

FIRST FLOOR

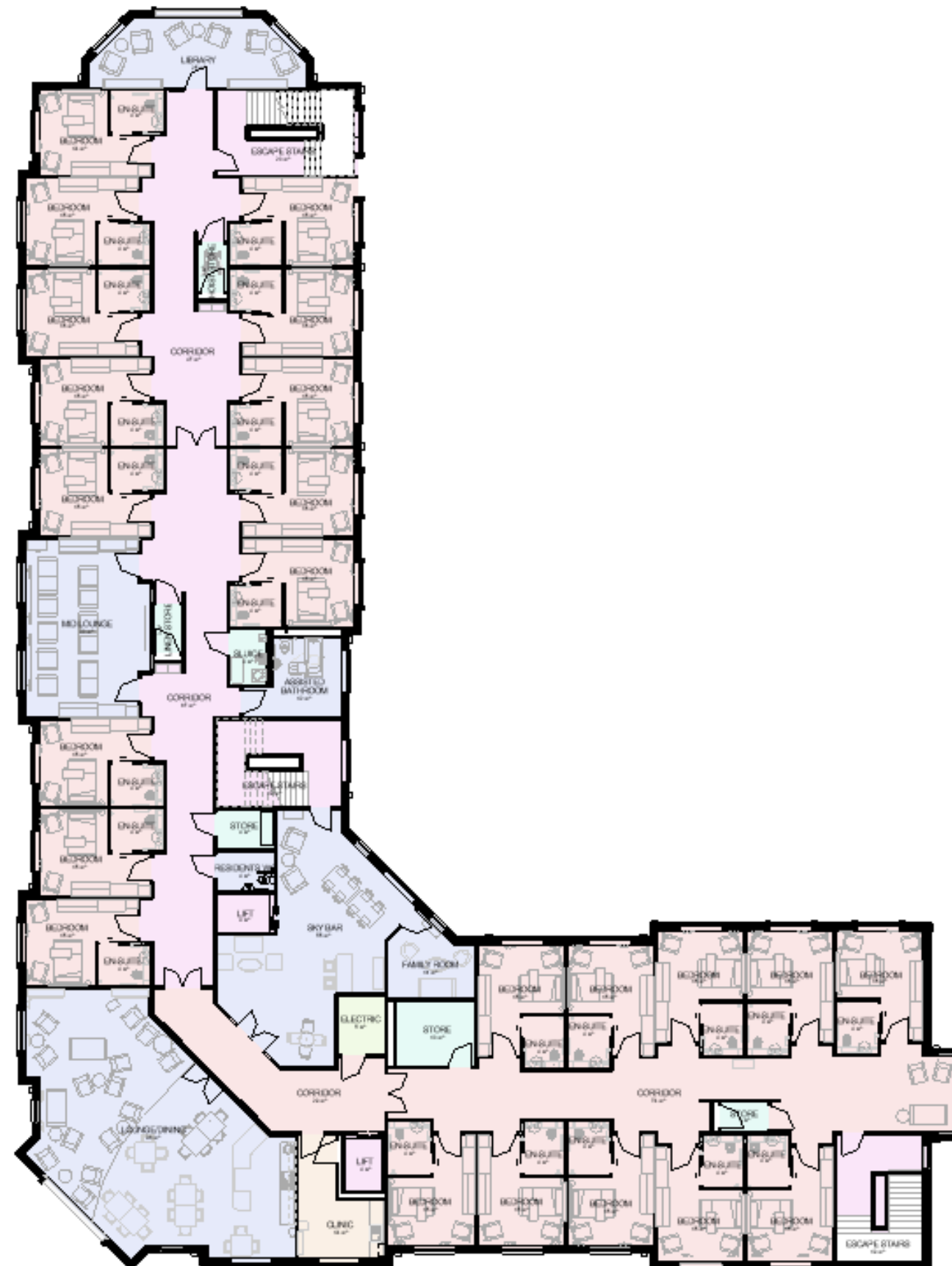
- BEDROOM
- BOH
- CIRCULATION
- COMMON AREA
- PLANT
- STORAGE



4.2 FLOOR PLANS

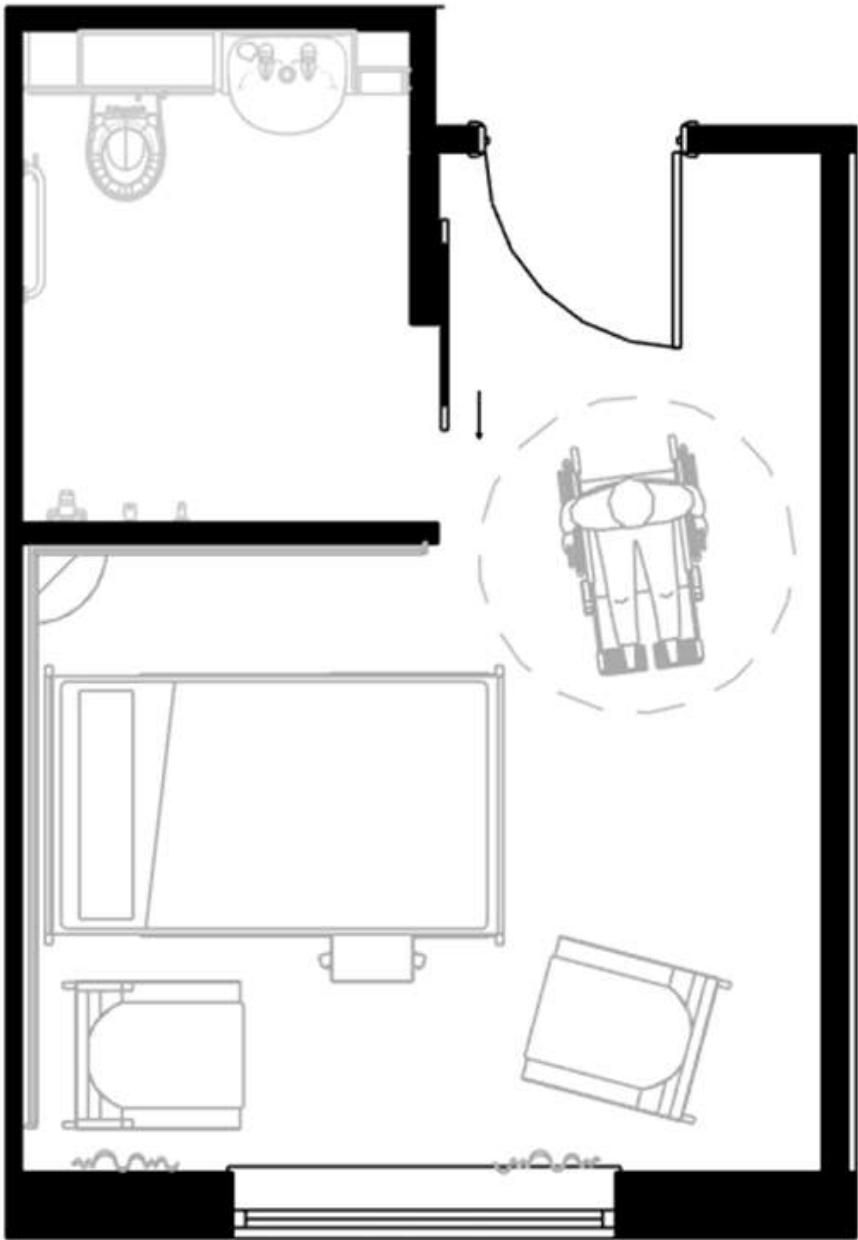
SECOND FLOOR

- BEDROOM
- BOH
- CIRCULATION
- COMMON AREA
- PLANT
- STORAGE

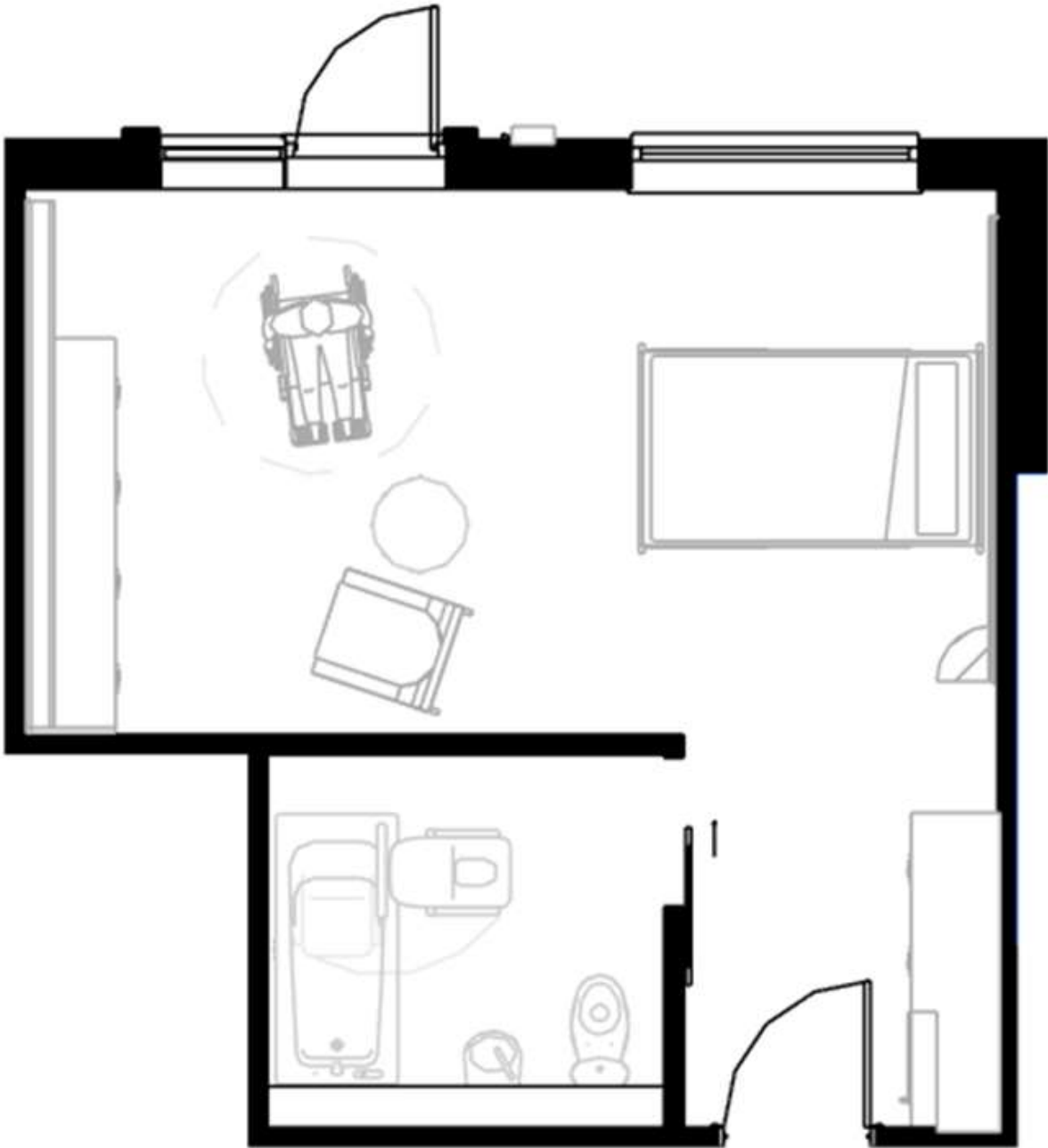


4.3 TYPICAL ROOM TYPES

	Care Standards	Proposed Scheme
Single Bedrooms	12m ² (ex' ensuite)	14.6 m ²
Communal/day Space	4.1 m ² per resident	9.5 m ² per resident



BEDROOM

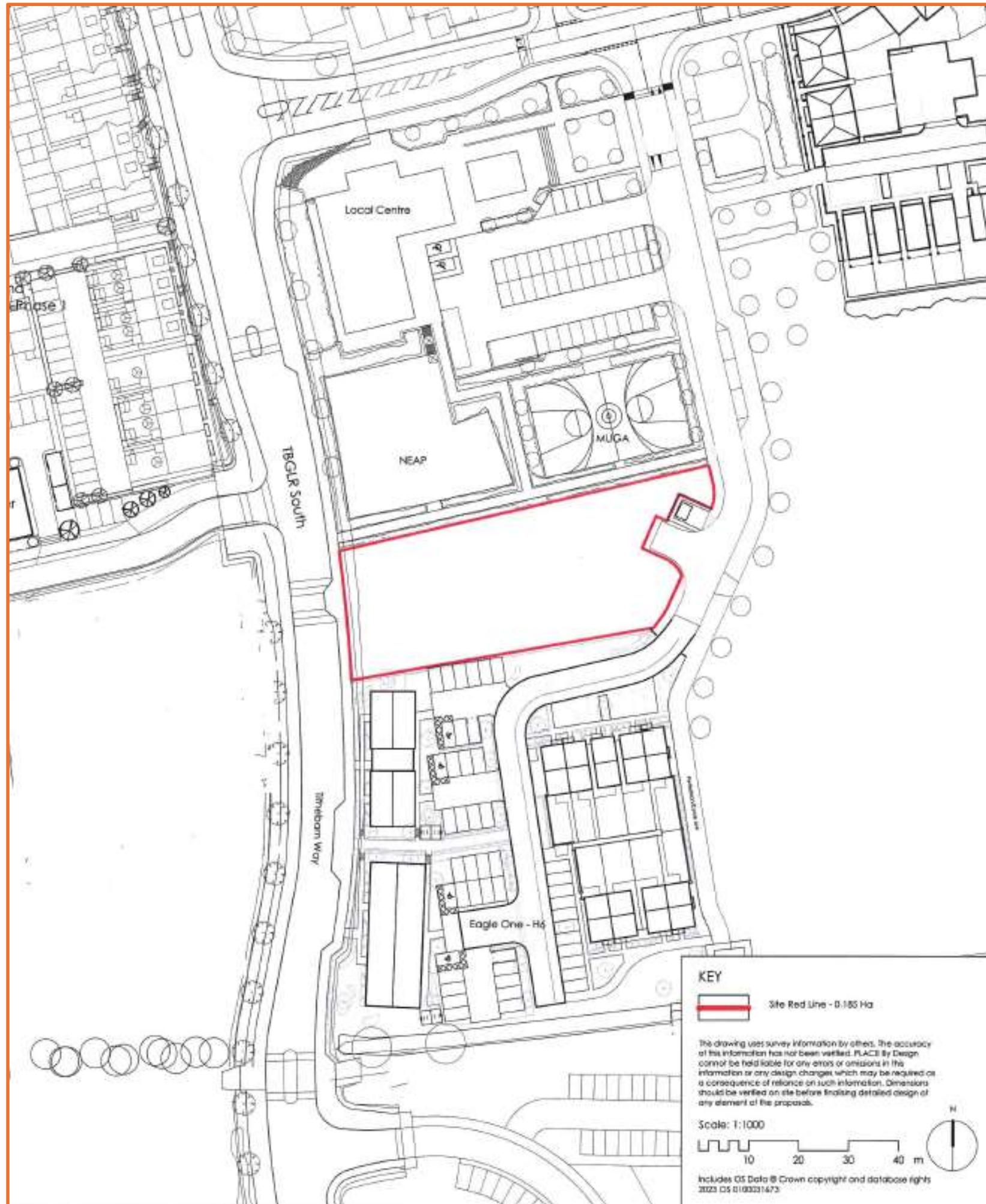


SUITE BEDROOM

4.3 TYPICAL ROOM TYPES



LAND OFFER



Land offer to Parish Council outlined in red.



Creche plot

Key headline terms for option to purchase 'creche' site

- Option to be granted following receipt of planning consent, and prior to occupation of the care home
- Option period – 5 years
- Purchase price - £1
- Purchaser – Broadclyst Parish Council
- Freehold or Long leasehold (999 years) – TBC
- Use - Restrictive user covenant for community facility
- Positive obligation for purchaser to maintain until developed

Subject to contract

Jan 2026

ADDITIONAL INFORMATION

4.3 TYPICAL ROOM TYPES

The Care Standards Act 2000, although now repealed, is the most recent relevant legislation which stipulated room sizes and set out standards of physical characteristics of premises in which care is to be administered. Therefore, it is still referred to in the design process of care homes, as there has been no replacement document in terms of design guidance.

The Health and Social Care Act 2008 is the current legislation, and whilst it does not set out the specific design parameters, it refers to Care Quality Commission (CQC) requirements, which we know from experience involve single-room accommodation with en-suite facilities and a generous ratio of communal/recreational space to residents.

Of all the LNT operational sites, all are rated good or outstanding by the Care Quality Commission. This means that the homes are built and operated in a way that meets and exceeds the CQC's stringent expectations.

The scheme is designed to be fully compliant with the Care Standards Act 2000 and key provisions include:

- A three-storey, purpose-built building totaling 3,230 sqm GIA with brick, 2 cladding colours, anthracite windows, brick detail heads and parapet capping.
- Single-room accommodation with fully en-suite wetroom facilities.
- High quality amenity spaces, including a hair salon, cinema, activity spaces, sky bar, a private dining area and communal lounge, dining and café areas.
- State-of-the-art back of house catering, laundry and servicing facilities, including staff showers and changing rooms.
- Wide corridors, with level/amenable access throughout and 'destination'
- 25 parking spaces (including 2 accessible, 6 EVCP, 1



6. ENVIRONMENTAL CREDENTIALS

6.1 SUSTAINABILITY STATEMENT

The proposed scheme will adopt a “fabric first” approach to energy and CO2 reduction, meaning that the details will be submitted at the reserved matters stage. As part of the application for outline planning permission, it can be confirmed that each new home will meet the CO2 reductions mandated by Part L of the 2021 Building Regulations, with CO2 emissions that are 31% lower than the current Part L 2013 standard. This will be achieved by following the Energy Hierarchy:

1. Be Lean – reduce energy demand

The design of a development – from the masterplan to individual building design – will assist in reducing energy demand in a variety of ways, with a focus on minimising heating, cooling and lighting loads. Key considerations include:

- Building orientation – maximise passive solar gain and daylight.
- Building placement – control overshading and wind sheltering.
- Landscaping – control daylight, glare and mitigate heat island effects.
- Building design – minimise energy demands through fabric specification.

2. Be Clean – supply energy efficiently

The design and specification of building services to utilise energy efficiently is the next stage of the hierarchy, taking into account:

- High efficiency heating and cooling systems.
- Ventilation systems (with heat recovery where applicable).
- Low energy lighting.
- High efficiency appliances and ancillary equipment.
- Ultra-efficient gas boilers with flue gas heat recovery.

3. Be Green – use low carbon/renewable energy

Renewable energy systems from the final stage of the energy hierarchy can be used to directly supply energy to buildings or offset energy carbon emissions arising from unavoidable demand. Details will be confirmed at the reserved matters stage, although it is anticipated that it could take the form of solar PV generation on every plot. As this hierarchy demonstrates, designing out energy use is weighted more highly than the generation of low carbon or renewable energy to offset unnecessary demand. When applied to the proposed scheme, this approach is referred to as “fabric first” and concentrates on improving U-values, reducing thermal bridging, improving airtightness, and installing energy efficient ventilation and heating services. In addition, it is recognised that there is a need to ensure that the proposed scheme is



Health, Wellbeing and Social

Improved health management and quality of life



Alleviated of NHS delayed discharges



Reduced need for NHS appointments



Addressing the need for good quality beds



Appropriate homes for the needs of the community



Reduced unpaid carers burden



Economic Benefits

Full time construction jobs



Approximate build value added



50 full time jobs for the local community once operational



Approximate salary expenditure



Environmental Benefits

Over 70% of the homes energy is produced from on site renewable sources



On site battery storage provided for surplus energy



Ground source heat pumps and photovoltaic panels



6 EV charging points provided



7.5 ECONOMIC AND SOCIAL CONTEXT

LNT are passionate about the value a great care home can bring to a community. A care home within the community creates 60 jobs and 66 first class bedrooms for 66 happy residents to live in. We know from experience how reassuring it can be to move from an empty home to a warm caring environment and enjoy great food and stimulating activities in terrific facilities. We do not just build buildings we build environments where later life can be enjoyed.

Notwithstanding exemplar levels of care on offer within the care home, there are multiple positive impacts which come with a care home development in this location. These impacts include: -

The care home will have a positive impact on the housing stock in the locality by releasing family homes, which older people typically occupy, back into the market. Given the national housing crisis this is a major benefit to the construction of purpose-built care homes which in isolation also adds to the housing stock.

The care home will provide an important local community service for older people in need of care from within the local community or that have a strong local connection. Furthermore, it would not only provide a service to its future residents but also offer a sustainable support service to the wider developing and local community for families with older dependents in need of care.

The alleviation of pressure on the NHS by providing 66 older people with 24/7 specialist care which reduces the chances of accident/injury in their own homes. The care homes also typically make arrangements with local doctors' surgeries so that a doctor can visit the care home to see multiple residents in one visit rather than providing multiple, individual appointments at the surgery.

The care home will generate 48 full time equivalent jobs which will significantly boost the local job market. LNT's operational arms offer career progression and extremely competitive salaries for prospective employees. a maximum of 24 members of staff would be present on site at any one time, due to the shift pattern and staggered shift changes that would occur. Table 1 below shows the potential employment breakdown for a sixty-six-bed care home. Staffing levels are based on dependency needs and generally homes are run at a dependence level of

Day shifts (08.00 – 20.00)	No. of staff in total	No. of staff per shift	Shift pattern
Manager	1	1	08.00 – 17.00
Care Manager	1	1	08.00 – 17.00
Front of House Manager	1	1	09.00 – 17.00
Lifestyle Manager	1	1	09.00 – 17.00
Activities Coordinator	2	1	10.00 – 15.00
Deputy	2	1	08.00 – 20.00
Senior Care Assistant	8	4	08.00 – 20.00
Care Assistant	8	4	08.00 – 20.00
Part time care assistant	6	3	07.00 – 14.30
Caretaker	1	1	10.00 – 14.00
Kitchen Manager/Cook	2	1	08.00 – 17.00
Kitchen assistant	2	1	09.00 – 15.00
Domestic staff	3	2	08.00 – 13.00
Head of Housekeeping	1	1	08.00 – 13.00
Laundry Staff	2	1	08.00 – 13.00
Total Day shift	41	24	
Evening shift (14.30 – 22.00)			
Part time care assistant	6	3	14.30 – 22.00
Night shifts (20.00 – 08.00)			
Night care manager	1	1	20.00 – 08.00
Senior Care Assistant	4	2	20.00 – 08.00
Care Assistant	6	3	20.00 – 08.00
Total Night shift	12	6	
Total Day & Night shift	58	33	
Total Week	58	33	

CONCLUDING STATEMENT

LNT has developed approximately 250 care homes over the last 30 years, equating to more than 16,500 quality care beds specifically providing for the care of older people across England. Around 1 in 3 newly built care homes in the UK are developed by LNT.

The development of this site for a new purpose-built care home will have a positive impact upon the area by developing the site for a use that would be beneficial and fulfill a need, whilst providing a development sympathetic in terms of its scale and design. The development would bring economic benefits by creating more employment and economic activity, both during construction and in the long-term operation of the home.

The design, location and orientation would bring social benefits to both future residents, encouraging integration with the local community, encouraging social cohesion and a sense of place and identity.

The proposed scheme's position and layout will maximise the quality of internal and external environments and future residents' quality of life and well-being. It will be of a scale that will integrate well with its surroundings, encouraging positive relationships with the existing built environment and will not result in any harm to the character or amenity of the area and its existing residents.

Overall, the proposals comprise a high-quality design with appropriate access and will positively enhance the character and quality of the site, its immediate setting and the surrounding area. Whilst also offering an important local community service and employment opportunities.

A positive conclusion to this application would allow one of the applicants' own operational companies (Danforth Care, Oyster Care or Cystal Care) to open a state of the art care home within the community, creating 60 full time equivalent jobs and 66 first class bedrooms for 66 happy residents to live in. The care home would be an invaluable part of the local centre, and the garden suburb as a whole, adding to the character of the area and providing a fantastic facility for local residents in need of care.



LNT CARE DEVELOPMENTS

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