



19 New Buildings
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Exeter
EX5 3EX
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Broadclyst Parish Council Planning, Environment and Traffic Committee Meeting

There was a Planning, Environment and Traffic Committee meeting of Broadclyst Parish Council on **Tuesday 13th January 2026** at **19:00hrs** at Broadclyst Sports Pavilion, Holly Close, Broadclyst, EX5 3JB, for the purpose of transacting the following business:

MINUTES (Draft)

P26/001 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting at 19:02hrs.
- ii. **Present:** to record Members present: Cllr Massey, Boyles, Gordon, Rhodes, Fernley, L Straw, Veliyeth and Cllr Taylor.
- iii. **Apologies:** there were no apologies for the committee to accepted during the meeting. Apologies from Cllr Pepper were sent direct to the Clerk.

P26/002 DISCLOSABLE PECUNIARY INTERESTS

The Chairman reminded Members of their obligation to keep their record of interests up to date.

P26/003 MINUTES

The Committee received the draft minutes of the Planning, Environment and Traffic Committee meeting held on 9th December 2025.

Proposal: It was proposed by Cllr Gordon that the Committee resolve to approve the draft minutes as a correct record of the meeting. This was seconded by Cllr Fernley and unanimously agreed by those present (5 x abstentions).

P26/004 PUBLIC SESSION

There were two members of the public present who were representing item P26/005v (planning application 25/2550/FUL). Discussions were had and additional information provided in response to any questions raised. The following was confirmed:

- There are 5 works vans associated with the business. The staff are responsible for the vehicles, meaning that there are no additional staff movements in private vehicles to site planned. Each van holds 15 dogs and there will be two movements per day – am and pm, with no weekend or bank holiday attendance to site.
- 60 dogs confirmed as maximum number of attendees, due to licensing restrictions for the size of the building proposed. The care will be based on a 1:8 human to dog ratio.
- Neighbour consultation has taken place by the applicant and nearest property c.250m away from site.
- The waste is planned to be removed by a certified waste provider

P29/005 PLANNING - APPLICATIONS FOR CONSIDERATION

- i. Enforcements / Appeals record
There were no Enforcements / Appeals recorded.
- ii. Recent decisions
Recent decisions were not reported upon.
- iii. Planning applications
The Committee considered the following planning applications in Broadclyst Parish that have been published for consultation and to agree its response in line with the Broadclyst Neighbourhood Plan:
 1. 25/2330/LBC Markers Cottage Town End Broadclyst Exeter EX5 3HS
Various works to include: additional sockets and radiators; install extractor fan in kitchen; remove plaster from forge walls; replace top coat of thatch on rear elevation; split purlin repair; strengthening of connection between plank muntin screen and front wall cruck frame.
Vote: majority vote to delegate this planning application to the EDDC Conservation Officer for comment. RESOLVED
 2. 25/2483/LBC Columbjohn Chapel Rewe EX5 4ER Works to roof include stripping existing roof covering, assess condition, replace/repair battens etc. where necessary, repair/replace leadwork, re-use where possible tiles removed and additional tiles to be reclaimed and fixed with copper nails.
Vote: majority vote to delegate this planning application to the EDDC Conservation Officer for comment. RESOLVED
 3. 25/2414/FUL Spenco Ltd Clyst Honiton Exeter EX5 2DX. Construct a single storey, temporary portal-framed, fabric covered structure to provide warehousing to facilitate an expansion of production. The duration of the requirement will be between 5 and 7 years.
Vote: majority vote to support (1 x object), with comments being made as detailed in the draft representation (appendix 1). RESOLVED.
 4. 25/2573/PDR Lower Willyards Farm Westwood Broadclyst Exeter EX5 3DF.
Change of use of an existing agricultural building to a commercial, business or service use (use class E), specifically E(g) under class R.
Vote: unanimous vote not to support, with comments being made as detailed in the draft representation (appendix 2). RESOLVED.
 5. 25/2550/FUL Clyst Gerrard Farm Westwood Broadclyst Exeter EX5 3DF. Proposed demolition of existing modern agricultural barns and lean-to and erection of a replacement dog day care building with associated yard, exercise field, landscaping and drainage.
Vote: unanimous vote to support, with comments being made as detailed in the draft representation (appendix 3). RESOLVED.

P26/006 NEIGHBOURHOOD PLAN MONITORING SCHEDULED WORK

In accordance with the agreed review schedule, the following sections of the Broadclyst Neighbourhood Plan were reviewed (with a view that the overall document would be updated to reflect current legislation and referencing):

Page	Policy/Point	Amendment/Note
74	3	Remove the EDDC reference (56) and replace with a statement that recognises the adverse impact growth has on local roads (not science park referenced)
74	4	Fact find/confirm/update
75	Figure 28	Update map
76	Figure 29	no updates
77	7	Add Strawberry Fields, Co-op, Tesco, hotel, gym and update with any other revisions/additions/classes
77	8	Revise based on current businesses
78	Figure 30	Update map
79	9	check definitions are still current. Update section to include Heaver Bros site, Science Park site, hotel, gym, Tesco, S. Fields, Co-op, Care homes, schools and their associated figures
79	10	Update with the additions of above
79	Figure 31	Update with the additions of above
79	Figure 32	Remove "Rural diversification and businesses on farms" and replace with "Economic growth on farms, including accommodation to support that growth". Also check new NPPF provisions also for this area.
81	2	Include the additional sites (such as Mosshayne etc.)
81	3	check referencing
82	EC1(1)	add...subsequently turned into woodland
83	EC1	"...outbuildings to could be regenerated..."
83	EC1	Inclusion of point 5 - "the provision of a request bus stop to be provided on the B3181"
84	5	"...on the site will could be converted..."
86	5	Include reference to the site being included as part of the EDDC LP
88	7	Update referencing
89	2	Update referenced information
89	Figure 37	Clean image and update data
89	3	refresh data, reference history and covid, include carbon impact as part of the last point
90	4	General update to data and simplify to current data
90	5	remove
91	Figure 38	Clean image and update data
91	6	Update and check reference to "in parish" hubs
92	8	update to remove "with the prediction that..." onwards
92	9	include Tithebarn
93	1	Remove second sentence
94	3	update to 2 "B" roads in parish
94	4	check referencing

94	1	Update and remove Markers Cottage
94	2	update and include hotel site
94	3	Update referencing
95	ET1	no updates
95	ET2	no updates
97	6	check/update
97	1 and 2	check with call to NT to confirm plans for Caddihoe
99		Quantify "small site" re. camping and caravan definitions where
	1	available
99	2	check referencing
99	5	update referencing
99	6	remove

P26/007 TRAFFIC MATTERS

Cllr L Straw updated the Committee, stating that a meeting date is awaited between PC Walsh (Devon & Cornwall Police) and Mr Bishop (TCAT) for further Town Hill/Town End/School Lane area discussions.

Cllr Fernley advised that a meeting had taken place recently with DCC's NHO (Neighbourhood Highways Officer) to raise and discuss issues within Tithebarn.

P26/008 CLOSE OF MEETING

The meeting closed at 20:49

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST

Signed:

Print:

Date:

Appendix 1

Representation on Planning Application: 25/2414/FUL

Site: Spenco Engineering Ltd, Clyst Honiton, EX5 2DX

Proposal: Erection of a temporary industrial storage tent (approx. 420–450 m²) for storage of non-hazardous goods

Date: 14.01.2026

Summary of Comments

Broadclyst Parish Council has reviewed the above application and recognises the importance of supporting rural and semi-rural businesses through appropriate, well-managed development. The proposal for a temporary storage tent appears modest in scale and is generally acceptable in principle. However, there are several material considerations that should be addressed and conditioned if permission is granted.

1. National and Local Policy Compliance

- The proposal appears to comply with the **National Planning Policy Framework (NPPF)** in supporting economic development and making efficient use of land through temporary, low-impact structures.
- **East Devon Local Plan (EDLP):**
 - Strategy 32 encourages development that supports local employment.
 - Policy D1 requires high standards of design; the proposed structure is functional and proportionate to its setting.
 - Policy EN14 regarding flood risk is addressed via drainage work and a Flood Risk Assessment.

2. Compliance with the Broadclyst Neighbourhood Plan (NP)

Although the site lies outside the central Broadclyst village area, it falls within the designated Neighbourhood Plan area. The proposal is **broadly consistent** with the following NP policies:

- **Policy E1 – Supporting the Rural Economy**
Supports employment-related development where it does not harm the surrounding character or infrastructure. This application maintains the industrial nature of the site without introducing a permanent structure.
- **Policy D1 – Design and Local Character**
The structure is temporary, sited on previously developed land, and visually contained, minimising long-term landscape impact.
- **Policy EN2 – Managing Flood Risk**
The FRA confirms the site lies within Flood Zone 2 and that mitigation measures are in place. The tent will not involve deep foundations, and the use of the existing hardstanding helps reduce additional runoff.

As the structure is proposed for a temporary 5-7 year period, and sits within the existing industrial curtilage of the site, its overall policy alignment is acceptable, subject to appropriate controls.

2. Highway Safety and Access

- The application confirms that no new access points are proposed and that the existing access via Station Road will be retained.
- No increase in traffic is anticipated, as the tent is to support existing operations, not expand production directly. However, the Council requests that any intensification of

use - involving additional vehicle movements - should be subject to further planning review.

3. Flood Risk and Drainage

- The site lies within Flood Zone 2, and although the applicant reports significant prior drainage improvements, any new structure introduces potential for localised surface water impact.
- The tent is sited on existing hardstanding and does not require deep foundations, but the temporary nature of the structure should not exempt it from being required to demonstrate effective surface water management throughout its use period.

4. Environmental and Visual Impact

- The structure is proposed in neutral colours with modest height and massing (max. 8.04m), sited adjacent to existing industrial buildings.
- No additional landscaping is proposed, but existing screening and layout minimise its visibility from public viewpoints.
- The application claims no harm to ecology, as the area is already developed, and the development footprint avoids sensitive areas.

The visual and environmental impacts are likely to be low, particularly given the reversibility of the structure.

5. Operational Considerations and Conditions

The applicant has applied for a 5–7 year temporary permission. If permission is granted, the following conditions are recommended to ensure that impacts remain controlled:

a. Temporary Permission

The structure shall be removed in full and the land reinstated no later than 7 years from the date of permission, unless a further planning application is submitted and approved.

b. Use Restriction

The tent shall be used solely for the storage of non-hazardous goods and materials associated with the operations of Spenco Engineering Ltd and shall not be used for general commercial warehousing or other purposes without prior consent.

c. Hours of Operation

The structure shall only be used for operational purposes between the hours of 08:00 and 18:00 Monday to Friday, with no use on weekends or public holidays, unless otherwise agreed in writing with the Local Planning Authority.

d. Surface Water Management

A site-specific drainage maintenance plan should be submitted to demonstrate that surface water generated by the tent will not increase flood risk elsewhere over the period of the temporary permission.

Conclusion

The Parish Council is supportive of economic development that enables local businesses to operate efficiently and sustainably. Given the temporary, low-impact nature of the proposed structure, and its siting within an existing industrial yard, the Council does not object in principle to the proposal. However, in order to protect local amenity, infrastructure, and environmental interests, it is requested that the application be approved subject to the conditions outlined above.

Appendix 2

Representation on Planning Application: 25/2573/PDR

Site: Lower Willyards Farm, Westwood, Broadclyst, EX5 3DF

Proposal: Prior approval for change of use from agricultural to Class E(g) use (under Class R, GPDO 2015)

Date: 13.01.2026

Summary of Concerns

Broadclyst Parish Council has reviewed the above application and wishes to submit the following representation. While the Council acknowledges that Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits certain changes of use from agricultural to commercial under defined conditions, this application lacks the necessary detail to enable a proper assessment of its impacts on the local area.

1. Lack of Clarity on Proposed Use

The application seeks prior approval for a change of use to Class E(g), which includes:

- E(g)(i) Offices,
- E(g)(ii) Research and development, and
- E(g)(iii) Industrial processes suitable in a residential area.

However, no specific end-use has been disclosed, nor has any information been provided about the nature of the business, its intended occupier, hours of operation, or scale of activities. This absence of clarity makes it impossible to properly assess:

- Amenity impacts (e.g. noise, lighting, working hours),
- Highways impacts (vehicle type and frequency, parking needs),
- Environmental considerations (waste, emissions, drainage).

Without a defined use, the application fails to demonstrate compliance with Class R, paragraph R.3(1)(b) of the GPDO, which requires an assessment of:

- Transport and highways impacts,
- Noise impacts,
- Contamination risks, and
- Flooding risks.

While the applicant has made general statements in the Design and Access Statement, these are based on assumptions rather than a defined proposal, and are therefore not robust.

2. Policy Considerations

Broadclyst Neighbourhood Plan (Made 2023)

The application site lies within a sensitive rural parish landscape. Several policies are relevant:

- Policy D1 – High Quality Design: Requires development to respond positively to the site's setting, character and context.
- Policy DH1 – Historic Character: Seeks to conserve the parish's built heritage and rural landscape.
- Policy EW1 – Work Hubs: Supports employment development that is appropriately located and designed to minimise impact.

Given the absence of a specific use or operator, it is unclear how the proposal complies with these policies. The application does not demonstrate how the proposed use would contribute positively to the local economy or be compatible with the site's rural location.

East Devon Local Plan (2013–2031)

- Strategy 7 – Development in the Countryside: Restricts new development unless it is appropriately justified and contributes to the rural economy.
- Policy E5 – Small Scale Economic Development in Rural Areas: Requires proposals to respect the character and appearance of the countryside and to demonstrate a need for the development.

Again, without further detail, compliance with these policies cannot be established.

3. Amenity and Environmental Concerns

The site is located within a network of narrow rural lanes with limited passing places. These lanes already serve agricultural and residential properties and are not designed to accommodate frequent commercial vehicle movements or increased traffic volumes.

The nearest public transport to the site is approx. 6km away, therefore, any businesses based at this site will have a heavy reliance on the private car / works vehicles.

While the applicant suggests that the proposed use may not generate more traffic than the existing / former agricultural operation, this assertion is unsubstantiated. Without any information on the proposed end-use, frequency of vehicle movements, type of vehicles, staff numbers, or delivery schedules, there is no way to evaluate whether the development will have a greater or lesser impact on the local highway network.

Given the sensitive rural location and constrained access, the potential for:

- congestion,
- conflicts with agricultural traffic,
- impacts on pedestrian and cyclist safety, and
- erosion of highway verges

are all material concerns.

4. Request for Further Information

The Parish Council requests that the applicant be required to:

- Provide a clear description of the intended use (e.g., office, R&D, light industrial),
- Indicate whether there is an end-user, or whether the building is intended for general commercial letting,
- Submit plans demonstrating parking arrangements, waste disposal, noise management, and any operational works required.

Conclusion

While the Parish Council is supportive in principle of sensitively designed rural economic development, the absence of a defined use, clear traffic assessment, and mitigation measures makes this application unsuitable for approval at this stage.

We respectfully request that prior approval be refused unless:

- a specific proposed use is identified,
- a transport and access impact statement is provided, and
- a more detailed evaluation of the use class, vehicle movements, and potential impact on the rural road network is submitted.

Appendix 3

Agreed Representation on Planning Application Ref. 25/2550/FUL

Site: Clyst Gerred Farm, Westwood, EX5 3DF

Proposal: Dog Day Care Facility

Date: 13.01.2026

Summary

This representation relates to the proposed demolition of modern agricultural barns at Clyst Gerred Farm and the erection of a purpose-built dog day care facility, with associated outdoor exercise areas, drainage works, and landscaping.

Broadclyst Parish Council has reviewed the above application and welcomes the proposal as a sustainable, well-considered rural enterprise. The business model demonstrates environmental sensitivity, animal welfare, and neighbour-conscious operation, with a strong track record at its current location.

At its meeting on 13 January 2026, Broadclyst Parish Council's Planning Committee voted unanimously to support the application, subject to a small number of conditions to ensure the continued protection of the rural environment and local amenity.

1. Compliance with Local and National Policy

- **Broadclyst Neighbourhood Plan:**
 - o Policy E1 (Support for Rural Economy) encourages small-scale, sustainable rural businesses where there is minimal harm to the landscape and character. The model prioritises high welfare and sustainable practices.
 - o Policy D1 (Design) seeks high-quality development that is appropriate in scale and form to its rural setting. The design is functional, well-sited, and uses appropriate materials, with visual impact minimised by topography and existing screening.
 - o Policy EN2 – Managing Flood Risk. The development avoids areas of known flood risk, and a Flood Risk Assessment has been submitted confirming the development will not increase risk elsewhere.
- **East Devon Local Plan:**
 - o Strategy 7 – Restricts open countryside development unless appropriately justified. This proposal supports the rural economy while remaining low-impact.
 - o Policy E5 – Encourages small-scale economic development in rural areas.
 - o Policy D1 – Supports development that respects local character and provides high-quality design.
- **NPPF (National Planning Policy Framework):**
 - o Supports sustainable rural business development, sustainability, and re-use of land for low-impact development.

2. Impact on Amenity

The applicant has confirmed that:

- Dogs will arrive via staff-operated transport, with no client access to the site;
- Up to 15 dogs per vehicle may be transported, and no vehicle movements occur during the day;

- The business has operated successfully at its current location for over five years without complaints;
- Operations are carried out indoors or within small, rotating groups outdoors to minimise noise;
- The number of dogs is capped by the building size and licensing, and cannot increase without further permission;
- A staff-to-dog ratio of 1:8 is maintained, with six employees currently engaged;
- Waste, including dog waste, is collected weekly by a specialist contractor.

These factors all contribute to a low-impact operation with careful management and respect for neighbouring uses.

3. Highway Safety and Access

Access is via narrow, single-track rural lanes with limited passing places. While such routes are generally unsuitable for heavy commercial traffic, the applicant has confirmed:

- There will be no increase in vehicle movements during the day;
- Staff vehicles are kept off-site overnight at staff homes;
- There is no client traffic associated with the operation.

Given these arrangements, the Council is satisfied that highway impacts will be minimal and manageable

4. Environmental Considerations

The application is accompanied by:

- A Flood Risk Assessment, confirming the development lies outside high-risk areas and will not exacerbate flooding;
- A Biodiversity Net Gain Plan, habitat survey, and ecological assessments;
- A specialist waste management arrangement;
- Proposals for soft landscaping and native hedgerow planting;
- The use of low-carbon materials and air-source heat pumps, contributing positively to local and national sustainability goals.

These features support the environmental aims of both the Local and Neighbourhood Plans.

5. Design and Heritage

The new structure:

- Replaces modern agricultural buildings with a smaller, lower-profile building;
- Uses sympathetic rural materials (timber and metal cladding);
- Will be screened by existing vegetation and topography;
- Avoids any impact on listed buildings or conservation areas.

The design is considered appropriate and proportionate to its setting.

6. Infrastructure and Services

- The business model does not create pressure on local infrastructure such as schools, healthcare or utilities.
- Dog waste will be removed professionally, and staff vehicles will not remain on-site overnight.

7. Climate Change and Sustainability

- The application proposes the use of air-source heat pumps, permeable surfacing, and a building constructed to high thermal standards, which aligns well with both BNP and national objectives for low-carbon rural development.

- A clear animal welfare and low-impact approach underpins the proposal.

8. Previous Planning and Scale Considerations

The applicant has stated that:

- The number of dogs is restricted by building capacity and council licensing;
- Any expansion would require both new planning permission and a licence variation.

This provides appropriate safeguards against unchecked intensification.

Conclusion and requested conditions

At its meeting on 13 January 2026, Broadclyst Parish Council's Planning Committee voted unanimously to support the application.

Should the Local Planning Authority grant permission, we respectfully request that the following conditions be imposed:

- A maximum number of dogs permitted on-site per day.
- A restriction preventing client drop-off and collection;
- Limits on future expansion without further consent or licensing;
- Noise and waste management measures;
- And critically:
Operational Hours Restriction:
The use hereby permitted shall operate only between the hours of 08:30 and 17:30 Monday to Friday. No operation shall take place on weekends or public holidays without the prior written consent of the Local Planning Authority.
Reason: To protect the rural character and amenity of the area, and to ensure that any future changes to the nature, scale, or hours of operation can be appropriately assessed in accordance with the Broadclyst Neighbourhood Plan and East Devon Local Plan Policies D1 and E5.