



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

Broadclyst Parish Council Planning, Environment and Traffic Committee Meeting

There was a Planning, Environment and Traffic Committee meeting of Broadclyst Parish Council which will be held on **Tuesday 19th May 2026 at 19:15hrs** at Broadclyst Sports Pavilion, Holly Close, Broadclyst, EX5 3JB, for the purpose of transacting the following business:

Minutes (Draft)

P26/034 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair and Vice Chair were both not present at this meeting, so the Committee Members in attendance voted for a Standin Chair. It was proposed by Cllr Boyles to nominate Cllr Gordon to Chair this meeting. This was seconded by Cllr L Straw and unanimously agreed.
- ii. Councillor Gordon opened the meeting at 19:15hrs.
- iii. **Present:** Councillors Boyles, Gordon and L. Straw
- iv. **Apologies:** There were apologies received from Cllrs Massey, Taylor, Fernley, Officers NC &GC in attendance

P26/035 DISCLOSABLE PECUNIARY INTERESTS

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

P26/036 MINUTES

The committee received the draft Minutes of the Planning, Environment and Traffic Committee meeting held on 21st April 2026.

Proposal: It was proposed by Councillor Boyles that the committee resolved to approve the draft minutes as a correct record of the meeting. This was seconded by Councillor L Straw and unanimously agreed.

P26/037 PUBLIC SESSION

There were no members of public in attendance and no questions asked.

P26/038 PLANNING - APPLICATIONS FOR CONSIDERATION

- i. There were no Enforcements / Appeals record.
- ii. **Recent decisions**
There was no report on recent decisions in April 2026
- iii. Planning applications.

To consider planning applications in Broadclyst Parish that have been published for consultation and to agree the Council's response in line with the Broadclyst Neighbourhood Plan.

25/2487/FUL Erection of an agricultural building. Orchard Southeast Of Longmeadow Broadclyst.

The planning Committee voted to SUPPORT this planning application with the following conditions.

Recommend: secure by conditions

- 1) No commercial or residential activities to be associated with the structure
- 2) The building shall be used solely for the storage of machinery and equipment necessary for the maintenance and operation of the agricultural landholding. The building shall not be used for the housing of livestock.
- 3) For the purposes of storage of machinery and equipment necessary to maintain the land for agricultural purposes only, with the specific exclusion of use for livestock
- 4) No external lighting shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, in accordance with Broadclyst Neighbourhood Plan D1 – High quality design

26/0807/CPL Certificate of Proposed Lawful Development for the underground installation of three electricity cables and the construction of a switching and transforming bay pursuant to Class B(a). Saundercroft, Whimble, Exeter EX5 2PF

Recommend: no comment.

Proposal: It was proposed by Councillor L Straw that the committee resolved to not comment. This was seconded by Councillor Boyles and unanimously agreed.

26/0908/NMA Non-material amendment to planning permission 15/2902/MRES.

Amendment: Revisions to update the landscaping arrangements for the POS, MUGA and NEAP area, north of Willis Drive - revised planting, amended footpath alignment, hedgerow and groundcover planting. Old Park Farm Two West Clyst Exeter.

Recommend: Delegate to Clerk for response in respect of the above.

26/0865/PDMA Prior approval for change of use from commercial, business and service (use Class E) to residential (use Class C3). The Firs, Blackhorse EX5 2FT

The planning committee voted to support this change of use.

Proposal: It was proposed by Councillor L Straw that the committee resolved to support this change of use back to a residential dwelling. This was seconded by Councillor Boyles and unanimously agreed.

P26/039 NEIGHBOURHOOD PLAN MONITORING SCHEDULED WORK

In accordance with the agreed review schedule:

- i. To review the policies in the Infrastructure and Access (Policies T1, T2, T3, T4, T5) section (pages 128 - 138) of the Broadclyst Neighbourhood Plan, to consider whether they are aligned with current needs and delivery and to consider whether there are any minor updates required to reflect policy-performance in recent applications and any gaps that have been identified.
This agenda item was deferred.

P26/040 TRAFFIC MATTERS

The Traffic Working Group are meeting next week on Tuesday 26th May so will bring any reports back to the committee meeting in June.

P26/041 CLOSE OF MEETING

The meeting closed 19:35hrs