

Broadclyst Parish Council Planning, Environment and Traffic Committee Meeting

There was a Planning, Environment and Traffic Committee meeting of Broadclyst Parish Council on **Monday 17th August 2026** at **19:30hrs** at Broadclyst Sports Pavilion, Holly Close, Broadclyst, EX5 3JB, for the purpose of transacting the following business:

MINUTES (Draft)

P26/058 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting at 19:45hrs once quorate.
- ii. **Present:** Members present recorded as Cllr Massey (Chairman). Cllrs Pepper and Rhodes arrived at 19:45hrs making the meeting quorate.
In attendance: Clerk, Assistant Clerk (NC).
Members of Public: 4
- iii. **Apologies:** The Committee accepted apologies from Cllrs Boyles, Chamberlain, Keeping, Pepper, L Straw, Taylor, Veliyeth.

P26/059 DISCLOSABLE PECUNIARY INTERESTS

There were no new DPIs declared or request for dispensations received.

P26/060 MINUTES

The Committee received the draft minutes of the Planning, Environment and Traffic Committee meeting on 28th July 2026. **PROPOSED:** It was proposed by Cllr Rhodes to adopt the draft Minutes as a correct record of the meeting. This was seconded by Cllr Pepper and unanimously agreed. **RESOLVED.**

P26/061 PUBLIC SESSION

The Committee received comments from members of the press and public on items on this Agenda as follows:

Comments on planning application 26/1263/MOUT

1. Flooding: it was noted that the lane and surrounding land has flooded regularly, with water only escaping when it reaches a depth to flow east-west over Station Road. Residents living immediately to the northeast of the site have had water up to and in their properties. The parish council respectfully draws attention to these comments, photographs, and video evidence that have been submitted directly by residents.
2. Bungalow: the bungalow on site that is due to be demolished floods; a resident has video evidence of flood water in the property.
3. Wider flooding: the parish council has directly provided sandbags, barriers, and water pumps in times of high rainfall.
4. Access: residents noted that the site has no direct access from the adopted highway. Single track with ditches that delivery vans fall in etc. Deeds require access for residents at all times. Ownership of the access lane to properties road is unknown. It is an 'unadopted' road rather than 'private'; nobody seems to have responsibility for its maintenance.
5. Station Road: the road is very busy already and residents experience significant delays when trying to leave their homes, with up to 30-minute delays at peak times.
6. Safety for pedestrians and cyclists: the southern section of Station Road has no pavement or pedestrian refuge.
7. Unsustainable location: until the Cranbrook western expansion zone is delivered, the location does not meet the tests for sustainable development.

8. Biodiversity: important to survey for bats, vertebrates etc. with protection for dormice etc.

9. TPO: protection for mature trees.

Members of the public were respectfully reminded they should submit their own representations on planning applications direct to East Devon District Council.

P26/062 TREE PRESERVATION ORDER

It was noted that a group TPO has been applied to Land North and East of Old Park Avenue, Westclyst. TPO No: 26/0027/TPO.

P26/063 PLANNING APPLICATIONS FOR CONSIDERATION

The committee considered 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.

- A. [26/1015/FUL](#) - Sunnymead Kennels, Pinhoe, Exeter EX1 3TS. Hybrid planning application for full planning permission the demolition of an existing bungalow, annex, kennels and buildings and for the erection of three self-build residential dwellings and annex for Plot 1 (retrospective) and outline planning permission (with scale, layout and appearance as reserved matters) for one self-build dwelling.

PROPOSED: It was proposed by Cllr Rhodes that the council submits a representation that combines the desk-based policy analysis and concerns of local residents raised via the Ward Member. This was seconded by Cllr Pepper and unanimously agreed. **RESOLVED.**

- B. [26/1263/MOUT](#) - Hungry Fox Estate, Broadclyst Station, Broadclyst EX5 3LY. Outline planning application for access (with appearance, scale, layout and landscaping reserved) for the demolition of an existing dwelling and outbuilding and erection of up to 29 dwellings with associated access, drainage and infrastructure.

PROPOSED: It was proposed by Cllr Pepper that the council submits a representation that combines the desk-based policy analysis and concerns of local residents raised during this meeting. This was seconded by Cllr Rhodes and unanimously agreed. **RESOLVED.**

P26/064 TITHEBARN PAVILIONS PLANNING AMENDMENTS

The Committee received a verbal report from the Chairman and Clerk following a meeting with Persimmon who have made adjustments and improvements to the Pavilions proposal, and to consider whether to resolve to withdraw the Council's objection to the plans.

PROPOSED: It was proposed by Cllr Pepper that, based on the amendments made by Persimmon, the Council withdraws its objection to the proposed plans. This was seconded by Cllr Massey and unanimously agreed. **RESOLVED.**

P26/065 CLOSE OF MEETING

The meeting closed at 20:10hrs

Signed:

Name:

Date:

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST