



Members present: Cllrs Bromley, Jackson, Pepper

19, New Buildings

In attendance: Assistant Clerk, Clerk

Broadclyst

Members of the Press and Public: None present

Exeter

EX5 3EX

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Broadclyst Parish Council Planning Committee meeting

The Broadclyst Planning Committee met on **Monday 18th JULY 2016** from **19:00hrs** in the **Wiltshire Room, Victory Hall, Broadclyst** for the purpose of transacting the following business:

Press and Public welcome to attend. There are no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public) at this meeting

Present: Cllrs Pepper, Bromley and Jackson.

P16/27 APOLOGIES

Cllr Massey due to family commitments.

P16/28 DISCLOSABLE PECUNIARY INTEREST

There was no receipt of Declarations of Interest not currently on Councillors' ROIs or receipt of requests for new Disclosable Pecuniary Interest* (DPI) dispensations on items on the Agenda.

Standing Orders will be suspended:

P16/29 PHASE 1 TITHEBARN GREEN

Andrew Cattermole, Planning Manager, Barratt David Wilson Homes presented proposals for Phase 1 residential and the country park area of the Tithebarn Green strategic site subject to planning permission from East Devon District Council. Copies of the proposals, maps and plans were provided for the PC files.

Andrew advised that as the previous three ponds were not sufficient to deal with the drainage all water will now filter into the new large pond and that construction from DCC has commenced on this. It is here that water will be stored should the brook flood. The pond has the advantage of being designed recreational purposes too. For safety low key post and rail fencing will be built around some of the pond perimeter. Also a 2.4 meter high metal fence will be put alongside the base of the railway line, at the back of the new Country Park, as a health and safety requirement and trees will be built up in front of this fence to act as a sound barrier and to soften the look of the railings.

Houses on the North side of the plan will be built by David Wilson Homes and those on the South side by Barrett. Building will take place on both sides simultaneously and homes will be for sale at the same time via 2 separate site offices.

Most of the homes will be 2 storey and will be made up of detached units, medium density units - terraced and some semi-detached - and homes closer to the Mosshayne link road will be high density. In all there will be 600-700 houses with some being affordable and some private. All homes will pay a fee towards maintenance of the area which will be taken on by a Management company that will mow grass, cut back hedges, keep the ditches clean, for example, and pay for the upkeep the country park. These fees will be payable from purchase and will exist in perpetuity. S106 includes all the details relating to the agreement for management companies to take on the aforementioned responsibilities.

Planning Permission is to be applied for in August 2016 and a decision is expected in December. Building will then commence in February 2017 and the first homes should be ready for occupation mid-year 2017. Building will start from East to West on the plan. S106 includes agreement of management companies.

The Parish Council raised the issue of trouble hot-spots and Andrew confirmed that these were being looked into and that a Doctorate of Health and Wellbeing is looking into the overall environment plans. The Clerk would speak with Police Liaison in this connection.

The Country Park will have both pedestrian and vehicular access although the later does not currently show on the plans. The Environment Agency will not support a formal children's area within the park but logs, for example, and rustic play is a probability so as to encourage interest around the perimeter when used as a walking or cycling trail.

The Mosshayne link road will have raised tables and a narrow pinch point, with single lane traffic, where a pedestrian crossing will be placed. A bus route will run along the link road and the southern side of the road will provide a 2.5 meter footpath and cycle link. The Parish Council raised the point that this footpath, if being used by both cyclists and pedestrians, could cause safety issues and asked for this to be looked into.

It was confirmed that a new school will eventually be built to the south of the plan but that there were currently no timescales for this.

The 'dig' findings had not been matched to any particular dates as yet and so investigations are ongoing.

Every plot will eventually have 'district heating' from the new station on the other side of the motorway but initially a huge gas boiler will supply the homes.

It is anticipated that a BT network will be used in the area so as to give residents a choice of provider.

The Parish Council requested that post boxes, litter bins and dog bins be considered as no such items were currently showing on the plans and asked for the Country Park to be a dog friendly area.

It was confirmed that this area would be purely residential with no businesses or live to work units. There would be no play area as this would be built on the other side of the link road within a later phase by way of a 'neap' Neighbourhood Equipped Area of Play, as marked on the plan,

which is a large playground. A street light plan had not yet been drawn up. All homes will achieve the principles of code 4 and homes built near to the airport will have sufficient insulation to help mitigate noise. There will not be any solar panels used.

Cllr Bromley raised a query regarding the large amount of red brick being used and Andrew advised that the plans were to use buff coloured bricks but that this had been changed to red due to EDDC planning requirements. The detail on this would be e-mailed through to Cllr Pepper for review.

Normal car parking requirements are for 1.7 car spaces per home but this site will incorporate 2.3 spaces per home with the aim of eliminating on-street parking and so keeping the main street clear of vehicles with a 'green' and open feel.

Cllr Pepper thanked Andrew for his presentation.

P16/30 PUBLIC QUESTIONS

No members of the public were present.

The meeting will reconvene under Standing Orders

P16/31 TO DISCUSS THE FOLLOWING PLANNING APPLICATIONS:

i)16/1354/MRES Tithebarn Green, Land At Monkerton, Exeter and Redhayes/North Of Blackhorse East Devon

Construction of southern phase of Link Road, from Blackhorse Link (northern) to the junction with C832, together with association infrastructure and landscaping (reserved matters application in pursuance of outline planning permission ref: 12/1291/MOUT)

After discussion it was resolved that the Parish Council had 'no concerns at this moment in time' regarding this application.

ii)16/0945/FUL Kingswood Bluehayes, Broadclyst, Exeter, EX5 3BA

Removal of existing garage and storage building to provide extension and alterations to existing bungalow.

After discussion it was resolved that the Parish Council had 'no concerns at this moment in time' regarding this application.

iii)16/1235/MRES Ecology Park Land East Of Cranbrook Education Campus Off Tillhouse Road Site Of Cranbrook New Community Devon

Reserved matters application for approval of access, appearance, landscape, layout and scale for the construction of an Ecology Park and drainage basins. (This application is made pursuant to outline permission 03/P1900) (EIA Development).

After discussion it was resolved that the Parish Council 'supported this application'.

iv)16/1007/MRES Site Of Cranbrook New Community Land North Of London Road & East Of Court Royal Cranbrook

Reserved matters application seeking approval of access, appearance, landscaping, layout and scale, for the construction of 134 dwellings, highway infrastructure, including highway access from London Road/B3174 and associated landscaping works (The application is made pursuant to outline permission 03/P1900) (EIA Development).

After discussion it was resolved that the Parish Council would comment as follows 'considering the many concerns raised in the Police report, and the high density of housing, Broadclyst Parish Council would request that this application be reviewed'.

v)16/9910/FULL Science Park Centre 6 Babbage Way Science Park Clyst Honiton Exeter EX5 2FN

Construction of car park on existing contractors compound to provide an additional 55 visitors parking spaces including 3 disabled ambulant person spaces and landscaping.

After discussion the Parish Council resolved to comment as follows: 'The Parish Council understands that the additional car parking will be useful. It notes that the 3 disabled ambulant spaces will need power so a rechargeable unit should be considered. More attention to the softening of the planting and landscaping would also be a benefit. Litter and dog bins would be required but do not show on the plan'.

vi)16/1649/V106 Land At Tithebarn Lane Clyst Honiton

Variation to the Section 106 Agreement accompanying the Tithebarn Green planning permission 12/1291/MOUT to modify the Employment use.

As there was no accompanying documentation to be found on this application the Parish Council resolved to postpone comment on this item until the August meeting.

vii)16/1367/FUL Neighbouring Parish Berry Farm Clyst St Lawrence Cullompton EX15 2NW

Erection of extension to barn and creation of additional car parking, including associated alterations to ground levels.

After discussion the Parish Council resolved that it had 'no concerns at this moment in time' regarding this application.

P16/32 CLOSE OF MEETING

To close the meeting 20.47pm

Signed:.....

Print:.....

Date:.....

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST