



19, New Buildings

Broadclyst

Exeter

EX5 3EX

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Members Present: Cllrs Baker, Bromley, Gent, Pepper
(Chair), Vaughan, Wollacott

In attendance: Clerk, Assistant Clerk

Also Present: Cllr Bowden, Devon County Ward Member

Members of Public:

Broadclyst Parish Council meeting

Press and public were welcome to attend.

There was an Ordinary Council meeting of Broadclyst Parish Council on **Monday 4th April 2016** at **19:00hrs** in the **Green Room, Victory Hall, Broadclyst** for the purpose of transacting the following business:

MINUTES (Ratified 3 May 2016)

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There were no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public) this month

16/58 APOLOGIES

Council resolved to accept apologies for absence from Cllrs Jackson (work), Massey (family), Staddon (work).

16/59 DISCLOSABLE PECUNIARY INTEREST

There were no Declarations of Interest not currently on Councillors' ROIs receive on items on the Agenda. nor receipt of requests for new Disclosable Pecuniary Interest* (DPI) dispensations.

Cllr Gent stated his interest in agenda item 16/70, in relation to application 16/0644/FUL.

16/60 MINUTES

The draft Minutes of the Parish Council meeting held on 7th March 2016 and the Extraordinary Parish Council meeting held on 31st March 2016.were circulated prior to the meeting.

RESOLVED. It was proposed by Cllr Gent, seconded by Cllr Vaughan, to accept the draft Minutes for both meetings as a correct record of the meetings; Council was unanimous in its agreement.

Standing Orders were suspended:

16/61 DISTRICT COUNCIL REPORTS

A report from District Ward members Cllr Pepper was received, including an explanation of the increase to the EDDC precept. No additional report from Cllr Hale.

16/62 COUNTY REPORTS

County Ward Member Cllr Peter Bowden gave a verbal report. The Planning and Housing Bill is in its second reading in the House of Lords; the Bill (regarding Neighbourhood Planning) is primarily focussed on speeding up the processes undertaken by Local Authority and permitting the Secretary of State to make the decision on their behalf if they do not make a decision within the prescribed time.

A second station in Cranbrook is under discussion, as is what to do regarding the Cranbrook gateway from the Whimble approach. There are concerns that the A30 will be used as a bypass, not drawing people in from outside to support the economy of the town. The Whimble Neighbourhood Plan Area will be discussed at EDDC Cabinet on Wednesday.

The Governments interest in children and elderly people continue despite difficulties in payments for elderly care which has a shortage in its budget of c£1 million.

There is great pressure on fostering panel, with lots of children in the system and requiring safeguarding.

16/63 NATIONAL TRUST REPORT

Phillip Smart, General manager of Killerton, sent apologies on behalf of the National Trust. The National Trust will be attending the Annual Parish meeting next Monday, 11th April. The Chairman and Clerk recently visited Oakdene, which is currently undergoing renovation. There have been interior changes to the property to bring it to modern living standards whilst retaining original characteristics, with repairs are being carried out sympathetically using authentic materials as much as possible.

16/64 POLICE REPORT

The Police report for the area for March 2016 was presented to Council.

Number of crimes 7 in total, plus 2 RTC, 2 welfare, 1 vehicle obstruction, 4 concerns for welfare, and 3 reports of ASB.

16/65 PUBLIC QUESTIONS

There were no Public questions on this Agenda.

The meeting reconvened under Standing Orders**16/66 ACCEPTANCE OF REPORTS**

It was proposed by Cllr Gent to accept reports received from stakeholders and to resolve to action any matters arising from any of the public/stakeholder reports received this evening accordingly.

Cllr Baker seconded the proposal, all Members were in favour.

16/67 COUNCIL REPORTS**i. Clerks report**

To receive the Clerks Report for March 2016 and to resolve to action any matter contained within as necessary

Cllr Vaughan volunteered to serve on the Rural Parish Sounding Board.

It was proposed to move discussion on the sale of the Clyst Room to a part B

(confidential and contractual nature).

RESOLUTION: It was recommended by Cllr Wollacott to accept the Clerks report, Council was unanimous in its agreement.

ii. Community Helipad Report

A report was received from a meeting between Clerk and Devon Air Ambulance Trust regarding use of the recreation ground as an emergency community helipad. It was proposed by Cllr Gent that:

- a. That the Parish Council works with the DAA Trust to pursue obtaining the required permissions
- b. That the position regarding planning permission be clarified
- c. That the DAA Trust carries out ground and air surveys
- d. That the Parish Council explores funding options
- e. That the Parish Council devolves management of the project to the Sports Pavilions Management Committee.

iii. Comms Committee

Cllr Henry Gent gave a verbal report from the Comms Committee Chairman. The Minutes from the Comms meeting held on 21st March 2016 were presented to the Council; it was proposed by Cllr Gent that the Minutes

iv. Office update

To receive an update from the Chairman regarding office provision, both immediate and longer term.

16/68 FINANCE

i. Bank Reconciliation

RESOLVED It was proposed by Cllr Baker, seconded Cllr Vaughan to approve the bank reconciliation for February 2016; Council Members were in agreement.

ii. Payment Schedule For March 2016

To resolve to approve the list of payments made for March 2016 and interim payments for April 2016 relating to the Broadclyst Twinning Association event.

RESOLVED It was proposed by Cllr Baker, seconded Cllr Vaughan to approve the payment schedules as presented to Council; all Council Members were in agreement.

16/69 GOVERNANCE

i. Internal Audit

It was noted that the Internal Audit for 2015/16 was carried out on 4th April 2016 and the Auditor's report was received.

A clean audit was achieved, with a discrepancy of 5 pence to be written off.

16/70 PLANNING

i. Planning Decisions:

The following planning decisions made by the Local Planning Authority in March 16 were noted:

Ref. No: 16/0043/FUL	Land East Of New Lodge Poltimore	Erection of agricultural storage shed	Status: Refused
Ref. No: 15/1409/VAR	Land North East Of Crannaford House Broadclyst	Variation of Condition 4 of planning permission 14/2536/VAR to allow revisions to the Landscape Design Statement, Specification and Management Plan.	Status: Approved
16/0277/FUL	Orchard View (land Rear Of) Broadclyst Exeter EX5 3AB	Proposed replacement garage with ancillary accommodation.	Status: Refused
15/2813/FUL	Land Adjoining 70 Park Lane Exeter	Construction of detached dwelling	Status: Approved

ii. Appeal decisions March 16:

It was noted there have been no appeal decisions announced in March 2016

iii. Planning Comment

It was noted the Planning Committee submitted its comment to the Local Planning Authority following its public meeting on 25th February 2016.

iv. Validated applications:

To discuss the following validated planning applications

Application ref:	Location:	Proposal:	Comment:
15/1872/MRES	Site Of Cranbrook New Town Centre, Court Royal, Cranbrook	Construction of public house, car park and associated works (Reserved Matters application seeking approval of access, appearance, landscaping, layout and scale) pursuant to Condition 1 of planning permission 03/P1900. Amended plans for consultation, relating to: Addition of an electricity sub-station within car park to serve plots along the southern access road to the town centre.	Council has no further comment to make on this application.
16/0644/FUL	Land Adjacent Clyst Honiton Sewage Pumping Station, Clyst Honiton	Variation of Condition 2 of planning permission 14/2520/FUL to amend the design of the approach ramps to the footbridge	Council has no further comment to make on this application. SUPPORTED

16/0662/FUL	Solar Farm North East Of Crannaford House Broadclyst EX5 3BG	Retention of waterless composting toilet and weather data monitoring aerial	SUPPORTED
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16/71 CORRESPONDENCE

- i. The March 2016 correspondence list was received by the Council
- ii. There were no matters arising from the correspondence list to action. It was noted that all enquiries relating to the precept (1 letter, 1 Facebook message) have received a response.

16/72 AGENDA 3 MAY 2016

To note Agenda Items for 3rd May 2016.

Dates for meetings this month were noted as:

Tuesday 5th April – EDDC Development Management Control 2pm

Wednesday 6th April – EDDC Cabinet 5.30pm

Monday 11th April - Broadclyst Parish Council Annual Parish Meeting 6.30pm

Wednesday 20th April – EDDC Council 6.30pm

Thursday 21st April – Broadclyst Parish Council Finance Committee meeting, 7.30pm

The Chairman declared the meeting move into Part B to discuss matters of a contractual nature. The Member of Public who was in attendance was asked to leave the room.

16/73 CLYST ROOM SALE

Further to the resolution to sell (minute ref: F15/16i) the potential of exploring planning permission prior to sale was discussed, as was selling the plot with an overage clause in place in relation to a residential development on the site.

Proposal:

It was proposed by Cllr Wollacott to talk to the Agent to include an overage clause in relation to potential residential development. It was further proposed by Cllr Wollacott to instruct Council's solicitors to prepare a legal pack in relation to the sale.

Delegation was given to Cllr Wollacott and the Clerk to progress the preparation of the sale.

Vote: All members were unanimous in their agreement with the proposal.

16/74 OFFICE UPDATE

Short term provision

An office unit has been identified just outside the parish boundary of an appropriate size for 4 members of staff. The rent is in accordance with the Council's agreed budget for 16/17, with an additional 10% service charge. The lease is a standard Law Society lease and is outside the Landlord and Tenant Act 1954; it is for 5 years, with a tenant clean break option after year 2 (with 6 months' notice).

Extensive searches on commercial units within the parish have proven fruitless, either in terms of availability, size, or price. It seems unlikely a suitable facility within the parish will become available in the short term. There is neither community hall nor office space currently planned within the strategic sites.

Long term strategy.

In the longer term, an office within the parish will be sought, either within an existing building or as a new venture. The potential to move towards offering a front desk service could be explored should it be deemed beneficial to the Council operation.

Proposal:

It was proposed by Cllr Gent to enter a 5 year standard Law Society lease with 2 year clean break option. The proposal was seconded by Cllr Baker; Members were unanimous in the decision in line with the long term plan.

16/75 CLOSE OF MEETING

The meeting closed at 21:00hrs

Signed:

Print:

Date of ratification:

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