



Members present: Cllrs Pepper, Massey, Bromley

In attendance: Clerk, Assistant Clerk

19, New Buildings

Members of the Press present: None

Broadclyst

Members of the Public present: 4

Exeter

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Broadclyst Parish Council Planning Committee meeting

The Broadclyst Planning Committee met on Monday 22nd August 2016 at 19.30 in the Wiltshire Room of the Victory Hall, Broadclyst, for the purpose of transacting the business detailed below and following a Public Meeting to review the plans and associated documents of Phase 1, Pinn Court Farm, Pin Court Lane, Exeter between 19.00 – 19.30

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

P16/34 APOLOGIES

Apologies were received from Cllrs Gent and Vaughan (holidays) and Cllr Jackson (work).

P16/35 DISCLOSABLE PECUNIARY INTEREST

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

Standing orders suspended for item P16/36

P16/36 PUBLIC QUESTIONS

There were no questions raised by member of the public present other than the comments listed under Agenda P16/37 below.

The meeting reconvened under Standing Orders

P16/37 PLANNING APPLICATIONS

i. 15/1715/MRES PHASE 1 PINN COURT FARM, PINN COURT LANE, EXETER

Proposal: Erection of 150 residential units (Phase 1), retail unit of 339.68m² (with associated vehicle parking, loading bay and cycle parking), skate park, play areas and associated landscaping. (Reserved Matters application in pursuance of outline planning permission ref: 12/0795/MOUT).

A report was circulated to Council regarding a) previous comments made by the Council and submitted to EDDC from a Planning Meeting in December 2015 prior to Outline Planning Permission being approved and b) a summary of the amendments now showing in the latest reserved matters planning application as follows:

1) **Northern corner - proposed layout** regarding semi-detached units and a block containing 6 flats and concerns regarding overlooking.

The revised layout provides a 'buffer area' in order to increase the separation distance between existing homes and those proposed. The revised orientation of the unit removes concerns on overlooking. The 6 flats have been moved from this area and have been relocated adjacent to the shop.

2) **Units fronting Linear Park** – concerns around the design of these units not being in keeping with the Outline Planning Application.

The residential units now have a more contemporary design and the materials palette complies with that as shown in the approved Design Code. Cob colour render, brick and green/grey boarding is now proposed.

3) **Community store and flats** - concerns around the arrangement and orientation of Flat Block A and the shop, with overlooking concerns from Flat Block B, have now been addressed.

Flat Block A now faces Pin Hill Road access which is more appropriate. The shop is prominently located and is visible from Pinn Hill Road.

Flat Block B has been moved from the north of the site and has been incorporated into a linear block attached to Flat Block A and orientated to address the residential units opposite.

Additional car parking has been provided for visitors to the shop and to the flats. The shop now has a layby in front for delivery vehicles.

4) **Shared footway / cycleway** - previously a shared route was proposed from Pinn Hill to the Linear Park which was not a very straight / direct route.

This has resulted in blocks S, T and U being re-aligned. The newly proposed layout formalises the re-arrangement of blocks and the 3.5m wide shared cycleway / footpath and provides a straighter route. The cycleway / footway crosses the traditional access way using a 'raised table' giving priority to the route over cars.

5) **Linear Park Bund** – the previously proposed layout suggested a noise bund along the eastern edge parallel to the M5 with a 1m high chain link fence and vegetation planting at the top of the bund. It was suggested that this fence was not appropriate and should be revised for safety reasons.

The revised plans are for a 1.2m high fence, with blocks of woodland planting covering the top edge of the bund, to provide screening.

6) **Noise Bund** – the height of the bund has been increased to 6m above original ground level with the introduction of a 1.2m high post and rail fence. The rear slope also incorporates a 1.5m wide footpath.

7) **Surface Water Drainage Strategy** – this has been enhanced to incorporate additional SUDS – see page 19 of the plan report for additional information.

After taking into consideration the comments raised by the 4 members of the public present at the Public Meeting regarding this application the Council RESOLVED to submit the following comments to EDDC:

- The parking spaces at the shop do not appear to cater for disabled customers and so the Council requests that this be looked into and that 2 spaces are allocated.
- There would appear to be possible invisible spots behind the artificial mounds in the LEAP – Council would request that the height of the artificial mounds and any invisible spots are reviewed for safety reasons.
- House type 422 – the contemporary design of this glass fronted arrangement, whilst innovative, is not in keeping with the surrounding designs or the homes at Old Park Farm which is just across the road. Council requests that this design is omitted and replaced with a design more in keeping with the rest of the development.
- The affordable housing appears to be in just one corner of the development when it could be more evenly spread throughout the estate. Council would request that this be considered.
- Council was disappointed to see that there is no 'statement building' planned.
- Members of the public voiced concern about who will be responsible for maintaining the vegetation planted to the rear of plots 21 – 31 which could impact on adjoining gardens outside of this development. Council requests that this be made clear in the planning documentation.
- A request was received from members of the public to raise the height of the boundary fence to 2m along the south side of the existing properties and to raise the height of the boundary fence to 2.8m along the side boundary of the existing end property to provide privacy to a raised decking area in the back garden.

ii. **16/1848/PDQA (16/1304/PDQA) SHERMOOR FARM, STATION ROAD, BROADCLYST, EXETER.**

Proposal: Operational development to convert agricultural building to 3 dwellings associated with prior approval.

After consideration it was RESOLVED that 'the Council had no concerns regarding the design or external appearance of the proposed buildings outlined in this application at this moment in time'.

NB: The Planning Committee has delegation to compose Council's comment and submit to the planning authority without requiring prior approval of the comment by the Council. Comments on applications shown on this agenda will be uploaded to EDDC after the meeting.

P16/39 RECENT PLANNING APPLICATIONS APPROVED

To note the following planning applications have been given approval by EDDC:

- | | |
|-------------|--|
| 16/1045/LBC | <u>Newhall Farm, Budlake, Exeter</u> – replacement of windows to front and side. |
| 16/0788/FUL | <u>Higher Willyards, Broadclyst, Exeter</u> – retention of and amendments to |

16/0789/LBC	existing replacement sun room extension.
16/1312/LBC	<u>Clyston Mill, Broadclyst, Exeter</u> – proposed chimney works.
16/0945/FUL	<u>Kingswood, Bluehayes, Broadclyst, Exeter</u> – removal of existing garage and storage buildings to provide extension and alternations to existing bungalow.

P16/40 EDDC CONSULTATION ON THE DRAFT VILLAGES PLAN

(Consultation period 03/08/2016 – 28/09/2016)

- i. To receive a report on the consultation on the Draft Villages Plan and to discuss implications of the proposed changes to Broadclyst's built up area boundary.
- ii. To compose a draft response to the consultation, which will be presented to Council at its meeting on Monday 5th September for agreement and any amendments before its submission to EDDC.

Following a review of the draft consultation the Council RESOLVED to take the following comments to the full Council at the September meeting:

- In the absence of any response to Councils request from the two academies for further information the Council considered that the proposed boundary changes provide neither advantage nor disadvantage to either academy at this stage.
- That the inclusion of the orchard area at Dog Village for potential development, owned by the National Trust, appeared to be a possible error. The National Trust was investigating this matter further.
- That the large garden areas planned for exclusion of the boundary line, to possibly prevent future development on this land and preserve green space, appeared to be acceptable.

P16/41 CLOSE OF MEETING

The meeting closed at 8.05pm

Signed:

Print:.....

Date:.....

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REQUEST**