

Present: Cllrs: Bromley, Gent, Jackson, Massey (Chair), Vaughan.
In attendance: Clerk
Members of Public: 0

Broadclyst
Exeter
EX5 3EX

www.broadclyst.org

Broadclyst Parish Council Planning Committee meeting

Press and public were welcome to attend.

There was a Planning Committee meeting of Broadclyst Parish Council on: **Monday 11th January 2016** from **18:00hrs until 19:00hrs only** in the **Green Room, Victory Hall, Broadclyst** where the following business was transacted and applications discussed:

MINUTES (Ratified on 1 February 2016)

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

P16/01 APOLOGIES

The Committee resolved to accept apologies for absence from Cllr Pepper (personal)

P16/02 DISCLOSABLE PECUNIARY INTEREST

There were no Declarations of Interest not currently on Councillors' ROIs made, nor receipt of requests for new Disclosable Pecuniary Interest* (DPI) dispensations on items on the Agenda. Cllr Gent stated his DPI in relation to application 15/0898/MFUL due to a potential easement over land in his ownership. Cllrs Gent and Vaughan stated they are near-neighbours to application ref 15/1240/MRES however their connection is considered to be sufficiently removed to neither require an interest to be declared nor dispensation sought.

Standing Orders were suspended:

P16/03 PUBLIC QUESTIONS

There were no public questions on items on this Agenda.

The meeting reconvened under Standing Orders

P16/04 The following planning applications validated in December 15 were discussed

i. 15/0898/MFUL Land Adjacent To The Gardens, Clyst Honiton, EX5 2AN

Council continues to have a number of concerns with this application including:

- the relationship with the neighbouring properties
- the density of development on site
- drainage proposals
- significant noise issues with the airport.

The parish council feels concerns and mitigations raised in its initial comment on June 2015 have not been adequately addressed and that despite the removal of the plots on the steepest ground to the back of the site this application remains heavy over-development at an unacceptably high density, contrary to the housing density in the immediate vicinity. It offers no on-site community infrastructure, with off-site provision being of such a distance it will render it effectively unusable. Shops, schools and medical facilities are not within easy reach; children living in the development will realistically be transported to school by car.

Community safety and infrastructure

The land to the rear of the site with its proposed path leading down to Blackhorse lane is a potential trouble-spot with minimal passive supervision and the inclusion of timber benches in this area will encourage a different night-time use than that originally intended. This area also appears to be unlit.

The path itself looks to be of a gradient and camber unsuitable for use by pushchairs and wheelchairs. If the applicant is relying on off-site community infrastructure (open spaces/parks/play areas) in the strategic sites coming forward to the north of The Gardens, then access to these areas should be made safe and fully inclusive.

For the above reasons Broadclyst Parish Council continues to NOT SUPPORT this application.

ii. 15/1240/MRES Land South Of Moonhill Copse, West Clyst, Exeter

Social housing

The existing housing in this area of Westclyst comprises large family homes of 1 or 2 (bungalow with Dormer) stories; 3 story flats are completely out of character with both the nearby properties and the rest of the development itself. This, coupled with the concentration of social housing still predominantly being in one area is entirely out of keeping and the parish council would prefer to see pepper-potting of no more than 2 storey social housing throughout the development.

Infrastructure and Highways

The provision of an Exeter-Broadclyst cycleway is identified in the emerging Local Plan; this development lends itself to the inclusion of a cycle path through the development which would provide an important section of the cycleway

The Parish Council continues to have concerns over the road access and would ask Highways to reconsider the type of junction between the development and the B3181, especially given its proximity to the Poltimore junction which will become increasingly busier with the build out of Old Park farm Phase 2, which uses the junction for bus access into its development.

The Council understands the tree on the corner to the rear of 3 Westclyst might not be in as poor condition as the applicant suggests and respectfully request EDDC's Tree Officer carry out an independent survey on the tree.

The Parish Council requests that second story windows which are in proximity to and overlook existing housing are required to be opaque to prevent invasion of privacy

iii. 15/2726/OUT Brockhill House, Station Road, Broadclyst. EX5 3AR

This application is outside of the black line for development and must therefore be treated as development in the countryside. That said, the parish council isn't adverse to organic growth and will consider each application on its own merits.

Access

The only access to the site is via Station Road which, contrary to statements made by the applicant, is not suitable for pedestrian and cycle use; there are no pavements between it and the village, and Devon County Council has repeatedly stated that Station Road is a dangerous road. Two examples which indicate the seriousness with which Station Road is viewed are that the Broadclyst Traffic Group has been refused consent to carry out Community Speedwatch surveys on Station Road and that pupils living along the road are transported to the village schools by bus despite falling within the usual minimum distance requirement of 3 miles.

The exit onto Station Road is on the brow of a hill and visibility is very limited especially for traffic approaching from the Broadclyst Station direction.

Proximity to local amenities

The detail in the application is inaccurate in places, with the initial mention of the main Exeter to Cullompton road being referred to as the A318 whereas in fact it is a B road. The application implies that Broadclyst is a sprawling, somewhat fragmented village where isolated dwellings are not unusual, however this is not the case. Mileage stated as being the distance from the development site to local amenities are inaccurate; i.e. railway access is stated as being 0.8 miles away – in reality the only access to Cranbrook station is via the full length of Station Road, up the B3174 (old A30) and in through the town of Cranbrook at a distance of over 3 miles. The accuracy of this report and figures contained within give an inaccurate perception of the sites sustainability. The parish council, which is consulted primarily for its local knowledge, concluded that none of the public facilities, transport links or recreation/sports amenities referred to in the report can be safely accessed from this site by anything other than car, and residents of housing in this vicinity have a reliance on the private car.

Other isolated developments along Station Road have historically been turned down by both the LPA and also by the Inspector on appeal. This application has been carefully considered by the Parish Council which finds it to be in an unsustainable location and in contravention of adopted and emerging policy in the Local Plan regarding development in an unsustainable location and development in the countryside, and therefore does NOT SUPPORT this application.

iv. 16/0043/FUL Land East Of New Lodge, Poltimore

Council commented that it was refreshing for an applicant to take its concerns raised in previous applications on board. Expanding the agricultural use of this site will have minimal impact on the adjacent Poltimore lane and the provision of an agricultural storage shed would have very little impact on the surroundings.

Vote: 4 yes; 1 abstention. Application **SUPPORTED**

v. 15/2750/LBC and 15/2749/FUL Killerton House Killerton, EX5 3LE

Both applications fully supported

vi. 15/2768/LBC Pinn Court Farm Pinncourt Lane EX1 3TG

Defer to Listed Building Officer – no additional comment to make from the Parish for this maintenance work. Supported.

P16/05 BROADCLYST VICTORY HALL JUBILEE ROOM APPLICATION

The Committee received draft proposals for the extension of and alterations to the Jubilee Room, Victory Hall, Broadclyst. At its meeting on Monday 4th January 2016, the Council resolved to delegate authority to its Planning Committee to consider the proposals prior to the Council submitting the application.

The Committee carried out a site visit to check access and discussed the proposal; it was proposed by Cllr Massey that the application was suitable for submission to the Local Planning Authority; all Members were in agreement and so it was resolved that Broadclyst Parish Council act as Agent for this community application.

It was suggested the consideration of internal sliding doors to maximise storage space be passed back to the Architect.

P16/06 BISHOPS CLYST PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

The Committee received Notification of Publicity of Bishops Clyst Parish Neighbourhood Development Plan Pre-Submission Consultation Draft; Statutory Consultees - Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (The Regulations) and to consider the Council's views on the draft Plan

P16/07 CLOSE OF MEETING

The meeting closed at 19:00hrs

Signed:.....

Print:.....

Date:.....

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