

Present: Cllrs Baker, Bromley, Gent, Jackson, Massey, Pepper, Vaughan, Wollacott

In attendance: Clerk, Assistant Clerk

Also present: Suzannah Bignell, Lidl UK Distribution; Cllr Hale (Broadclyst District Ward Member); Phillip Smart, General Manager at Killerton.

Members of Public: 1

Broadclyst Parish Council meeting

Press and public were welcome to attend.

There was an Ordinary Council meeting of Broadclyst Parish Council on **Monday 7th March 2016** at **19:00hrs** in the **Green Room, Victory Hall, Broadclyst** where the following business was transacted:

MINUTES (Ratified 4 April 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

16/41 APOLOGIES

Council resolved to accept apologies from Cllr Staddon (work commitments); Cllr Massey will be late due to a work commitment. Cllr Arthurs is on sabbatical.

16/42 DISCLOSABLE PECUNIARY INTEREST

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

16/43 MINUTES

The draft Minutes of the Parish Council meeting held on 1st February 2016 were circulated prior to the meeting.

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

Standing Orders will be suspended:

16/44 LIDL UK DISTRIBUTION CENTRE PROPOSAL

Cllr Massey joined the meeting.

Adrienne Howells and Suzannah Bignall from Lidl UK gave a presentation regarding the proposal for a Distribution Centre at Hayes farm, Clyst Honiton.

Background

Sainsburys had previously owned the site, which had outline consent obtained and renewed by the Church Commissioners, and had implemented part of the approved plans. Lidl prefers to build to its own specification; there is a 50,000 sq. meter limit on site; the build will be 49,500 sq.

meters.

Site operation

The 24hr operation site will consist of 2 main buildings, plus the land to the rear of the site has also been acquired and will act as a secure holding area for good-in vehicles. In the first instance, the site will serve 38-40 stores across the South West which are currently serviced from Weston-Super-Mare. Lidl has 2 additional Regional Distribution Centres (RDC's) coming forward in 2016 in Wednesbury (West Midlands) and Southampton.

Haulage will be carried out by 3rd party hauliers, with no vehicle maintenance or storage of diesel on site; no external storage.

Jobs

The RDC will create c.500 jobs, with staff being recruited locally as far as possible. Once Lidl's development of stores portfolio is completed the Clyst Honiton RDC will serve 68-70 stores..

Worked with EDDC to break up the visual impact by using cladding and different colours.

Sustainability

The buildings will be built to BRE AAN 'very good' standard; there will be some proportion of renewable energy incorporated including the possibility of joining the decentralised heat system from EON. The roof loading will be designed to take solar panels although these are unlikely to be installed straightaway.

There are ecological and archaeological constraints associated with the site, of which Lidl's are aware.

Traffic

Lidl will be implementing a travel plan; encouraging staff to walk to work, cycle, car share, etc.

The site will have 225 +15 disabled parking spaces, with charging points for electric cars.

The S106 legal agreement for the site contains certain banned routes, i.e. through local villages. Drivers will have travel plans to follow; in order to enforce the travel plans there will be sanctions imposed internally via logistic management which will be detailed in the contracts between Lidl and the haulier.

Noise and light pollution.

A concern was raised over potential light pollution and noise levels which will arise from operations at the rear of the site; Broadclyst Station which is in close proximity (only a field away) across flat, open ground.

It was requested suitable light and sound screening be considered for inclusion in the design required to protect the c.100 properties at Broadclyst Station.

In order to minimise overnight noise, usual commercial restrictions should apply including no vehicle reversing beepers between 11.30 pm and 7.00 am (Construction and Use Regulations 1986), using electric hook-ups instead of leaving trailer fridge motors running overnight.

16/45 DISTRICT COUNCIL REPORTS

Cllr Pepper's report had been circulated with the documents. Members of the Development Management Committee will be undergoing training with regard the CIL calculator for affordable housing / open market properties.

16/46 COUNTY REPORTS

There was no report from County Ward Member Cllr Bowden this month.

16/47 NATIONAL TRUST REPORT

Phillip Smart, General Manager at Killerton (National Trust) attended and gave a verbal report.

Work continues across the housing estate; restoration is well underway on Oakdene, which has been a long process with significant investment. The Trust are keen to start work on Haglis Cottage at Budlake, which will also be a significant conservation investment.

Works on 2 Town Hill and 2 Elbury Cottages are nearing conclusion.

The End of Year spend is close to £1m in terms of maintenance and investment in the estate's housing stock, which has been a greater investment than in previous years. A reinvestment of 35% of rent role is usual; but for Killerton is currently 62% (£1.7 million rent role: £1million investment of spend back into the estate). Killerton remains fully committed to making sure all its housing stock meets Govt. standards; there is some work needed to bring the stock up to standard.

Wider Estate: the new tenants at Martinsfield should have occupation from 31 March 2016. The 2105-16 saw close to 200,000 visitors, with National Trust Membership currently standing at 4.5 million nationally. The new biomass boiler for Killerton house is in the process of being installed; there are plans to refurbish the toilet block and create a new food/drink outlet in the garden

Killerton is continuing talks with the New Community Partners and East Devon District Council regarding Green Infrastructure and SANGS (open space); whilst it is a slow burning conversation the recent adoption of the Local Plan should help. Killerton's Prospectus has been put forward; they are willing as landowners to negotiate open space provision but ultimately it is up to LA if it wants to agree mitigations for SANGS.

16/48 POLICE REPORT

The Police report for January and February 2016 was presented to Council.

The following note from PCSO Jack Stannard accompanied the report: I will be sending out one report to all of the council areas at the end of each month which will be divided into each of the Towns and Parishes areas as you will see in the report. You may also find this more useful as certain areas often have similar crimes / patterns that occur in neighbouring parishes which you may be able to spot by looking at the other reports and working together.

Council noted the content and thanks were duly recorded to PCSO Jack for the new style report.

16/49 PUBLIC QUESTIONS

A question was raised by a parishioner as to the Broadclyst Allotment Association waiting list policy. The Chairman advise the Broadclyst Allotment Association is an independent community association operating under its own constitution and policies.

The meeting reconvened under Standing Orders

16/50 ACCEPTANCE OF REPORTS

It was agreed 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. Proposed Cllr Wollacott

16/51 COUNCIL REPORTS

- i. **Clerk** The Clerks Report for February 2016 was received; it was agreed that the Council's Staffing Committee look at NALC's updated Legal Topic Note 22 on disciplinary and grievance arrangements.

- ii. **Sports Pavilions Management Committee** A report was received from the Sports Pavilions Management Committee which contained proposals for use of the recreation ground for Football in the 2016/17 season.
Council expressed its thanks to the Pavilions Management Committee for its hard work in sorting out the expressions of interest and agreed that its proposals for the 1617 season were appropriate.
- iii. **Traffic Committee** The notes from an inquorate Traffic Committee meeting which was held on 24th February 2016 were circulated.
- iv. **Green Infrastructure** A Green Infrastructure update, presented to the Traffic Committee by Simon Bates, EDDC GI Officer, was reported to Council

It was noted expressions of interest for election of the post of Chairman/Vice Chair were not invited prior to the Annual meeting.

RESOLVED: The above reports were proposed for acceptance by Cllr Jackson the proposal was seconded Cllr Wollacott with all Council Members in favour.

16/52 FINANCE

- i. **BANK RECONCILIATION**
To resolve to accept the bank reconciliation for January 2016 as recommended by the Finance Committee
RESOLVED It was proposed by Cllr Jackson, seconded Cllr Baker to approve the bank reconciliation for January 2016; Council Members were in agreement.
- ii. **PAYMENT SCHEDULE FOR FEBRUARY 2016**
To resolve to approve the list of payments made for February 2016
RESOLVED It was proposed by Cllr Jackson to approve the payment schedule for February 2016. The proposal was seconded by Cllr Baker and all Council Members were in agreement.
- iii. **OFFICE UPDATE**
The Chairman gave a verbal update from regarding office provision.
Pavilions: The Pavilions is not ideal due to limitations on its footprint size &/or access to a loft conversion. The poor broadband provision in Holly Close does not currently lend itself to office use.
Office space: The National Trust does not currently have any suitable properties; open-market searches have not thrown up anything suitable within a reasonable distance.
- iv. **COMMUNITY GRANT APPLICATION**
An application and Officers report was received from Hele Preservation Society for a community grant towards the restoration of the Brunel waiting room project at Hele Railway Station.
RESOLVED: It was proposed by Cllr Jackson the Hele Preservation Society be awarded a total of £500 towards its project; the proposal was seconded Cllr Wollacott with all Council Members in favour.
- v. **CRANBROOK COMMUNITY FUND (CCF) GRANT APPLICATION**
An application to the CCF was received from 1st Cranbrook Guides for a grant towards raising the profile and promoting Guiding in the community. The application was for £308; the remaining balance in the Cranbrook Community Fund is £251.10
Officers report contained recommendation to grant the entire £308, with the difference

being paid from the emerging communities fund.

RESOLVED: It was proposed by Cllr Jackson the 1st Cranbrook Guides be awarded a total of £308 to support their project; the proposal was seconded Cllr Baker with all Council Members in favour.

It was noted that the Cranbrook Community Fund has now been allocated in totality, further applicants will be redirected to Cranbrook Town Council which has its own Community Grant Fund to which residents may apply.

16/53 PLANNING

a. Decisions:

The following planning decisions which were made in January 16 were noted:

15/2768/LBC	Pinn Court Farm Pinncourt Lane Exeter EX1 3TG	Replace existing slate roof, replacement windows with timber, removal of rear lean-to, raising of roof to rear single storey porch and utility, removal of chimney, installation of flue, repointing of brick work and render repairs	Approved
15/2726/OUT	Brockhill House Station Road Broadclyst Exeter EX5 3AR	Outline application for the erection of two dwellings with all matters reserved	Refused
15/2658/FUL	Sandy Lodge Sandy Lane Broadclyst Exeter EX5 3AN	Erection of outbuilding	Approved
15/0898/MFUL	Land Adjacent To The Gardens Clyst Honiton Exeter EX5 2AN	Residential development of land to include 39 dwellings (Use Class C3), site access and other associated infrastructure.	Withdrawn
16/0042/OUT	25 West Clyst Exeter EX1 3TL	Construction of 2no detached houses to rear (outline application including details of access)	Withdrawn

Appeal decisions January 16:

It was noted there were no appeal decisions announced in February 2016

b. Planning Comment

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

c. Validated applications:

To discuss the following validated planning applications

Application ref:	Location:	Proposal:	Comment:

16/0429/FUL	12 Oak Tree Close Broadclyst EX5 3NB	Construction of a single storey rear extension	No additional comment to that made by the Planning Committee on 25 Feb 16.
15/1240/MRES	Land South Of Moonhill Copse West Clyst Exeter	Amended plans for consultation, relating to Revised siting of affordable units, revised drainage swale, amended landscaping, additional flood risk & drainage statements and highways drawings.	No additional comment to that made by the Planning Committee on 25 Feb 16.
16/0473/FUL	6Woodbury View Broadclyst EX5 3HJ	Construction of rear extension and link to garden shed, enlargement of front porch and creation of parking area and amendments	SUPPORTED

Cllr Massey left the meeting

16/54 POLICY REVIEWS

The CCTV policy and Recording of Meetings Policy were reviewed as part of Council's ongoing review schedule.

- i. CCTV Policy (date of last review: March 2014)
- ii. Recording of Meetings Policy (date of last adoption: September 2014)

RESOLUTION: It was proposed by Cllr Jackson that the reviewed policies be approved; this proposal was seconded by Cllr Wollacott; all members were in agreement.

16/55 CORRESPONDENCE

- i. The February 2016 correspondence list was received
- ii. There were no matters arising from the correspondence list for action.

16/56 AGENDA 4 APRIL 2016

There were no Agenda Items put forward for 4th April 2016.

It was noted that the Sports Pavilions Management Committee has been postponed until June, date tbc.

16/57 CLOSE OF MEETING

The meeting closed at 21:30hrs

Signed.....

Print.....

Date.....

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

APPROVED