



Present: Chairman: Cllr Pepper

Cllrs: Baker, Bromley, Gent, Jackson, Lock, Massey, Rylance, Staddon, Wollacott

In attendance: Clerk, Admin Assistant

Also present: Cavanna Homes; National Trust

19, New Buildings

Broadclyst

Exeter

EX5 3EX

www.broadclyst.org

Broadclyst Parish Council Ordinary meeting

Press and Public were welcome to attend.

There was an Ordinary Council meeting of Broadclyst Parish Council on **Monday 4th September 2017** at **19:00hrs** in the **Acland Room, Victory Hall, Broadclyst** for the purpose of transacting the following business:

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MINUTES (Draft)

17/151 APOLOGIES

Council received apologies from Broadclyst Council Ward Member Cllr Randall-Johnson

17/152 DISCLOSABLE PECUNIARY INTEREST

There were no new interests declared on items on this agenda.

17/153 MINUTES

RESOLUTION: It was proposed by Cllr Wollacott to approve as a correct record the minutes of the Parish Council meeting held on 7th Aug 2017 and the Planning Committee Minutes from its meeting on 21st August 2017. This proposal was seconded by Cllr Lock and unanimously agreed.

Standing Orders were suspended:

17/154 REDHAYES PHASE 6 PRESENTATION

Council received a presentation from Cavanna Homes for new Redhayes phase 6 site. Elliot Jones Director, Head of Boyer Cardiff, Karen Croker (Cavanna Homes), Bill (architect) - 79 new homes plus infrastructure,

Cavanna is a family-run business, based in Torquay. Currently delivering 8 live sites, including Clyst St Mary, they provide a variety of homes: family, open market, housing association. They like to work with local communities and contractors, and welcome comments.

Planning history: The site was identified in Strategy 13 in the Local Plan; outline consent was granted Nov 13 for mixed use development including a neighbourhood centre. The Reserved Matters (RM) application is now coming forward; elsewhere within the Redhayes/Tithebarn site, the Barretts site and Country Park have RM approval. Cavanna is going through a Pre-App process with EDDC Officers for the detail, i.e. parking arrangements, the street scene, and has been working with EDDC's Design Panel.

Summary of questions raised/answered:

Councils question	Cavannas response
"Pepperpotting" of social housing throughout developments, yet the social housing seems to be concentrated in two areas on the outskirts of the development area.	Housing Association companies have driven forward clustered housing for ease of management. EDDC has requested "statement" gateway buildings which will give scale and massing to development.
The houses along the Western edge overlook the science park. Is there a danger of future overlooking complaints (from either side) and issues with massing?	Future development would be in keeping with mass
This particular parcel of land is separated from the rest of the site by the link road. Given that this road is proposed to become one of the main arterial routes into Exeter, to take the pressure off junction 29, what proposals are there to ensure safety of residents and children when crossing the road to access the local centre, play	This is something which will need to be raised with DCC Highways.

provision etc.? Council would like to see a Toucan crossing and traffic calming measures put in place.	
Any cycle routes linking through into the Science Park should be adopted	
In other developments we have seen issues with small garages being unsuitable for the modern car, forcing residents to park on the street. What will the size of the garages be?	All garages will be 3x6m internal space
Council recognises the value of designing out crime and would like a copy of the street lighting plan when it is available. The area outside the southern flats gives cause for concern and will need to be well-lit to discourage ASB.	There will be an element of passive supervision from the flats.
Council feels it is important that the site has an overall distinctive style; future adjoining phases should take into account Cavanna's designs and materials when masterplanning their own phases.	Future developers for the remaining phases have not yet been appointed.

Thanks were given by the Chairman for an interesting presentation.

17/155 DISTRICT COUNCIL REPORTS

There was no report from the District Ward members.

17/156 COUNTY REPORTS

County Ward Member Cllr Randall-Johnson sent a report to say she was continuing to look at funding options for Clyst Caring Friend.

17/157 NATIONAL TRUST REPORT

Richard Jackson from the National Trust gave a brief update:

Mansion roof project progressing, scaffold scheduled for removal mid-late Oct. Apple and cider is the next planned festival October.

Let estate – actively marketing one cottage, 4 cottages due to come back to estate in next month or so. Let Richard know if any further details required for website

17/158 POLICE REPORT

The Police report for July/Aug 2017 was received and noted.

17/159 PUBLIC QUESTIONS

For Public question time on items on this Agenda for no longer than 15 minutes if required

The meeting reconvened under Standing Orders

17/160 ACCEPTANCE OF REPORTS

The reports received from stakeholders were accepted with no actions arising.

17/161 COUNCIL REPORTS

i. Clerks report

The Clerks Reports for August 2017, including the annual Youth Club review with the YMCA, were received.

The following actions and resolutions were made:

RESOLUTION: It was proposed by Cllr_Gent that an interim storage facility be secured whilst conversion of the Clyst Room to a works compound be progressed.

It was further proposed that a maximum spend of £500 on buying and sowing wild flowers be delegated to officers and contractors from highways grass cutting budget, These Proposals were seconded by Cllr Wollacott and unanimously resolved.

Youth Club annual review:

It was proposed by Cllr Jackson that the following be taken forward to the Finance Committee in the Autumn budget setting:

- figures for the SLA be confirmed later in the autumn once received from the YMCA
- May half term project for 2018 a contribution of £1,500 (project to be decided)
- Room rent of £1,000 per year (50 weeks at £20/week)

The proposal was seconded by Cllr Gent and unanimously agreed.

ii. Pavilions Report

There was no Pavilions Administrators report for August 2017

iii. Clyst Caring Day Care Centre Report

Council received a report on the current position of the Centre and future funding challenges, and welcomed Carole Traer from Clyst Caring Friends.

Carole and Cllr Gent explained the background to Clyst Caring Friends, and Carole explained CCF's current services, circumstances and shortfall.

The services offered by CCF supports and enables keeping people in their own homes for as long as possible, saving on long term residential care costs.

The shortfall is partly due to the withdrawal, for the current year, of an annual grant of about £12,000 from DCC Social Services which went towards the Day Care Centre.

CCF is running the day care centre at a loss, because it has the cushion a legacy donation which it received in the past. However, it is "eating its capital" and this cannot go on. Unfortunately, we cannot assume that DCC will come up with the money for 2018-19.

Cllrs Gent and Pepper have been looking into the work of CCF; Cllr Randall-Johnson is also looking at other possibilities for funding; Cllr Francis raised if the County Members could be approached for support for CCF through their locality budget.

The parish council discussed, in principle, how to help and to what extent.

RESOLUTION: It was proposed that the Clerk look at the legislative framework with supporting charities, then liaise with Carole to discuss a variety of options once this has been established.

A costed proposal would then be taken to the finance committee, before being presented to Council, based on the guidance from the council about the scale of grant that is likely to be acceptable to the council and decided before agreed by the Finance Committee and/or the full Council in advance of the budget-setting meeting of the Finance Committee which will take place in November.

17/162 FINANCE**i. Bank Reconciliation**

Current account £68,349.45; Reserves Account £55,803.65 All council's account reconcile.

RESOLUTION: It was proposed by Cllr Gent to approve the Bank reconciliation for Aug 2017; seconded by Cllr Wollacott. Council was unanimous in its agreement.

ii. Payment Schedule

To resolve to approve the list of payments for August 2017 for £13,414.76

RESOLUTION: It was proposed by Cllr Wollacott to approve the payments for August 2017; seconded by Cllr Gent. Council was unanimous in its agreement.

17/163 NEIGHBOURHOOD PLAN

- i. The Neighbourhood Plan Officer presented her report and the following recommendations contained within were resolved as follows:

- ii. **RESOLUTION:** for the PC to support and acknowledge that the Cranbrook Governance Review will impact on the BPC delivering the wishes of its landowners and the community. Proposed by Cllr Wollacott and Seconded by Cllr Jackson and unanimously resolved.
- iii. **RESOLUTION:** that the Parish Council agree for potential sites for housing in the Broadclyst Neighbourhood Plan to be assessed by AECOM so the NP officer can apply for grant funding for this work to be carried out. Proposed by Cllr Jackson and Seconded by Cllr Wollacott and unanimously resolved.
- iv. **RESOLUTION:** that the Parish Council support the NP Steering Group inaugural meeting. September 27th 6.30pm in the Wiltshire room at Broadclyst Victory Hall. Proposed by Cllr Massey and seconded by Cllr Jackson and unanimously resolved.
- v. **RESOLUTION:** that the PC accept and recognise that the Overview Steering Group will become the decision-making body for the Broadclyst Neighbourhood Plan in October. Proposed by Cllr Massey and Seconded by Cllr Jackson and unanimously resolved.
- vi. **RESOLUTION:** that the PC accept that they will receive a monthly Neighbourhood Plan update. Proposed by Cllr Massey and seconded by Cllr Jackson and unanimously resolved.
- vii. **RESOLUTION:** to resolve to adopt a draft Pre-Application Community Involvement Protocol. Proposed: By Cllr Jackson and Seconded Cllr Pepper and unanimously resolved.

17/164 GOVERNANCE BOUNDARY REVIEW

It was noted that Council has received a request from EDDC's Chief Executive, Mark Williams, for Broadclyst Parish Council's preliminary views on a request by Cranbrook Town Council to undertake a Community Governance Review of the Cranbrook parish boundary to include the eastern, western and southern expansion areas to the development of Cranbrook.

The Clerk and Neighbourhood Plan Officer had met with Council's solicitors and had drawn up a draft response which was presented to Council, the summary of which is recorded below:

Broadclyst Parish Council is in support of organic growth and local development for the benefit of its residents, indicated by its resolution to write its Neighbourhood Plan. The Council recognises the benefit of sustainable development and is embracing participative community planning to address local issues at local level and to build our social, economic and environmental well-being.

The Council has an element of sympathy for the complexities that the expansion areas of Cranbrook bring in terms of community governance, however it cannot support a move to change a border which will compromise its own ability to achieve its goals. Broadclyst Parish Council has received a clear mandate from its community and is working with key stakeholders, land-owners and external agencies and authorities to grow capacity, develop reliable infrastructure, increase resources for community benefit, and to enrich community well-being.

Broadclyst is a vibrant, engaged, dynamic and sustainable rural community, and we recognise and value the differing areas of local distinctiveness across our parish. Through our statutory work and by writing our Neighbourhood Plan we will promote the optimisation of assets, support locally-relevant services and our local economy, and through sound and effective local governance, aim to achieve fairness for everyone.

To develop our community further and to deliver identified need, it is vital that we retain the full extent of land that is currently within our Neighbourhood Plan area and Broadclyst Parish Council would vigorously resist any boundary change that impacted on our Neighbourhood Area.

RESOLUTION: It was proposed By Cllr Massey that the response be submitted to the District Council. This was seconded by Cllr Jackson and Council was unanimous in its agreement.

17/165 COMMUNITY

- i. **Fun Day 2017:** it was noted that Fun Day award letters have been sent to community groups and that a presentation afternoon will be held at the New Inn at 4pm on Sunday 17th September 2017.
- ii. **Community Awards 2017/18:** it was resolved that Council will award Community Awards for 2017/18 to individuals and groups for voluntary work and achievement in the community at the Annual Parish Meeting next year.

17/166 PLANNING

i. Appeal decisions August 2017:

It was noted there have been no appeal decisions announced in August 2017

ii. Planning Comment

It was noted that the Planning Committee submitted its comment to the Local Planning Authority following its public meeting on Monday 21st August 2017

iii. Validated applications:

The following validated planning applications received for consultation between the Planning Committee meeting up to the date of this meeting were considered

Application ref:	Location:	Proposal:	Council comment:
17/1046/LBC	Willow Cottage School Lane Broadclyst EX5 3EQ	Structural repairs to the Stables and Coach House and exploratory drainage works to the Stables, Coach House and the main house. New rainwater goods to Coach House, Stables and Garage.	Defer to listed Building Officer, does not wish to comment.
17/1422/FUL	Land West Of Lower Burrowton, Broadclyst	Agricultural workers dwelling Amended plans with additional supporting information	Council has no further comment to make, and continues to support this application.

17/167 CORRESPONDENCE

- i. The August 2017 correspondence list was received.
- ii. There were no matters arising from the correspondence list.

17/168 AGENDA 2 OCTOBER 2017

The following Agenda Items were noted for the full Council next meeting:
Clyst Caring update; Boundary review update;

17/169 CLOSE OF MEETING

The meeting closed at 21:00hrs

Signed:.....

Print:.....

Date:.....

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