



Present: Cllr Massey (Chair);

Members: Bromley; Pepper

Members of Public: 10 including Cllr Gent

In attendance: Clerk, Deputy Clerk, Neighbourhood Plan Officer

19, New Buildings

Broadclyst

Exeter

EX5 3EX

www.broadclyst.org

Broadclyst Parish Council Planning Committee meeting

Members of the Press and Public were welcome to attend this meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 (1) (2). There are no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public) at this meeting

Councillors of the Planning Committee attended a Planning Committee meeting of Broadclyst Parish Council on **Monday 30th July 2018** at **19.00pm** in the **Broadclyst Sports Pavilions, Holly Close, Broadclyst EX5 3JB** for the purpose of transacting the following business:

Minutes (Draft)

P18/05 APOLOGIES

The Committee resolved to accept apologies from Cllr Jackson (work).

P18/06 DISCLOSABLE PECUNIARY INTEREST

There were no personal or pecuniary interests declared

Standing orders were suspended for item P18/07 and 08

P18/07 TAVERNERS FIELD, WESTCLYST

The Chairman welcomed: **Clive Pulteney** representing G Astley, M Astley, J Goodfellow and Johnstone Land (South West) Limited; **Robert Narracott** representing NOMA Architects; **Kevin Morley** representing Stokes Morgan Planning; and **Jenny Gee** representing Jenny Gee Communications.

The application comprises 74 homes with 142 car parking spaces at Taverner's Field, Broadclyst (the field opposite the entrance to Mosshayne Lane at Westclyst).

The scheme proposes a mix of homes ranging from one-bedroom apartments to 4-bedroom houses, giving consideration to both first time buyers and downsizers in the area. A proposed 25% of the units are planned as affordable homes. Outline consent is sought with detailed proposals for access; all other matters reserved.

The proposal:

The top of the site, where the planned entrance off the B3181 is located, is fairly level, the site then slopes significantly away from B3181, up to a 1:6 slope in places. The maximum gradient for

roads is approx. 1:12; the roads will need to follow the land contours which in turn dictates the layout of the housing. The site has additional constraints, with established tree root zones on all boundary hedges. Overhead cables and underground drainage runs north-south on western edge, with further underground drains running east-west across the northern edge.

Moonhill copse provides established green frontage across front of the site, with a proposed strip of green around the site perimeter, especially the western boundary, as a wildlife corridor / public access. The existing Devon bank on the western edge would be enhanced, mitigating against potential overlooking and separating both the existing settlement and the proposed housing.

The northern edge of the site adjoins a stream/brook; an underground tank would be installed to collect surface water runoff. This gives the potential for the area on top of underground sud to be used as a play area or for public open space.

The housing mix will contain affordable 1-2 bed units (towards the north-eastern corner) as well as larger open market 3-4 bed houses to reflect traditional village layout. Density will be c. 30per hectare which is lower than Redrow (adjoining to north and east) but higher than Parkside (adjoining to west). The developer feels this fits with contours and other site constraints, which are not suitable for high density development.

The streetscape would be characterised and blended into the development without pavements (within safety limits) rather than dominated by roads. There is potential for a pedestrian/cycle access point to the Redrow site through the north-west corner, utilising the existing bridge over the brook.

P18/08 PUBLIC COMMENT

The meeting was well-attended by neighbouring residents. The Chairman invited questions from the floor, which are summarised below with the developer's responses *in italics*.

Height: concern was expressed over the height of perimeter housing as Parkside comprises bungalows. *The western strip of housing will be no more than 1.5 to 2 storey housing.*

Walkway/corridor and overlooking: Discussion over wildlife corridor / walkway behind existing housing in relation to intrusion and loss of privacy/overlooking. *It was noted that overlooking works both ways, so it is in the developers interests to mitigate and negative impacts of such a feature. Mitigation is proposed by making improvement/enhancement to Devon bank (which is sparse in places). There will be a reasonable distance between houses across back gardens.*

Wildlife: it was raised that there is a long-established rookery in Moonhill Copse and birds feed their young in the field; if developed, this feeding ground will be lost. *The suburban design provides lots of green space, gardens, and features in surrounding hedgerows and banks.*

Sustainable transport: There is a cycle path immediately over the boundary to the north and proposals to link between the two sites in north west corner thru the existing Astley's gate. It was requested any such link be an all-weather surface which is suitable year-round for pushchairs, pedestrians etc. It was reiterated that Parkside Crescent is under private ownership and should not be considered available for any type of public access.

Number of School children generated: a query was raised as to the number of school children the site would generate; *this will depend on eventual mix and tenure of housing.*

Informal recreation: *There is the potential to utilise the space over SUD as a play area or public open space. No contribution for offsite formal sports provision is proposed.*

Highways: the need to install traffic lights was queried; the B3181 is a busy road with traffic often stacking back past the motorway (and this site) at peak times. It was further noted that the Exeter - Broadclyst cycle path shares the pavement at this point in its length, which the site access

would need to cross. A road traffic survey was carried out earlier in 2018 and a safety assessment has been carried out; DCC has not indicated that lights are needed.

Sustainable heating: *conversations with Eon have taken place and are ongoing but there has been no conclusion to those conversations to date*

Councillor Massey thanked the presenters for taking the time to attend the meeting.

***The meeting reconvened under Standing Orders
(without further comment from press or public)***

P18/09 COUNCIL'S COMMENT

Once the application is complete and has been validated for consultation, Council will compile its comment and submit same to the EDDC. Concerns raised by residents will inform the comment, and will include the following points:

1. Devon bank enhancement for privacy and wildlife
2. Provision of a pedestrian access through the north west corner with all-weather surface
3. Limit on the western boundary height of housing to no more than 2 stories.
4. Provision of a play area on top of the SUD tank
5. Exploration of Pedestrian only access via B318, with vehicular access from the north via Hawkins Road

It was noted that despite its proximity to the strategic land allocations, this is not a strategic site. As a departure from the Local Plan, the affordable housing requirement is 50% subject to viability testing (Strategy 34) and evidence of need (Strategy 35).

P18/10 CLOSE OF MEETING

The meeting closed at 20:45hrs

Signed:

Print:

Date:

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