

Broadclyst Parish Council
 19, New Buildings
 Broadclyst
 Exeter
 EX5 3EX
 01392 360269
www.broadclyst.org

Broadclyst Parish Council Planning and Environment 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)

NB: There were no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public).

There was a Planning Committee meeting of Broadclyst Parish Council on **Tuesday 23rd May 2023 at 19.45pm** in the **Broadclyst Sports Pavilions, Holly Close, EX5 3JB**; the following business was transacted:

MINUTES (Draft)

P23/08 ATTENDANCE / APOLOGIES

Members present: Cllr Massey (Chair), Cllrs Chamberlain, Fernley, Rhodes. The committee resolved to accept apologies from Cllr Gent and Taylor.

In attendance: Deputy Clerk, Clerk

Also present: one member of public.

P23/09 DISCLOSABLE PECUNIARY INTEREST

There were no DPI's recorded or requests for dispensations.

P23/10 MINUTES

Approval of the draft minutes of the Planning Committee meeting on 30th January 2023 was deferred until the next meeting.

P23/11 LIST OF VALIDATED APPLICATIONS FOR CONSIDERATION

The committee noted the applications for consideration:

Application reference	Address	Proposal	Comment
23/0747/MFUL	Land At Pinn Court Farm (Phase 4) Pinncourt Lane	Construction of 45 dwellings (including affordable housing), and all other	Fri 19 May 2023 Extension till 24 th May

23/0332/FUL	Land Adjacent To The Gardens Blackhorse	Construction of 5 dwellings with associated new vehicular access off Blackhorse Lane, parking and landscaping	Wed 31 May 2023
23/0971/FUL	Towhill Farm Westwood Broadclyst EX5 3DJ	The construction of an agricultural storage building.	End date not available
23/0976/VAR	Land To The East Of Anning Road/ Tithebarn Way Redhayes Exeter	Variation of condition 22 (requiring the development to connect to the Decentralised Energy Network) of planning permission 21/3148/MOUT (up-to 6000 sqm of office development) to allow flexibility for alternative heating options to be considered.	Fri 16 Jun 2023

Standing orders were suspended.

P23/12 PUBLIC COMMENT

There were no questions from members of public on items on this agenda.

The meeting reconvened under Standing Orders

P23/13 COUNCIL'S COMMENT

The Committee considered the applications listed above; the following representations were recorded:

- a. **23/0747/MFUL:** 45 houses at Pinn Court Farm. Not supported. Full comment appended.
- b. **23/0332/FUL:** 5 dwellings at The Gardens, Blackhorse. It was noted that the council had previously supported this application, which has been resubmitted with minor amendments. Supported
- c. **23/0971/FUL:** agricultural storage at Towhill Farm. Supported.
- d. **23/0976/VAR:** variation of condition that required connection to the Decentralised Energy Network. Alternative wording to the condition supported.

The following application was received after the agenda for this meeting had been published; however, the agenda does make provision for applications received after publication to also be considered.

- e. **23/0962/MFUL** - Land At Saundercroft Farm Whimple.
[The development of a battery energy storage system, connected to the National Grid, along with associated works including drainage, access and landscaping.](#)

The proposed operation does not produce energy, but stores it, therefore it amounts to industrial development on agricultural land. The proposal therefore is contrary to EDDC's Local Plan policy EN13 which protects grades 1, 2, and 3a from development not

associated with agriculture or forestry (see also NPPF para 174). The agricultural land classification refers in parts to a survey at 'Rookery Farm, East Claydon' and has a heavy focus on suitability for wheat and potatoes. We fail to see the relevance of such analysis.

Initial concerns raised by the committee include:

- loss of agricultural land grade 2 (8.3%) and grade 3a (24.4%),
- loss of agricultural land grade 3b – noted that although of poorer quality, this does not justify its removal from agricultural use,
- potentially inaccurate information in the land classification documentation,
- loss of / impact on agricultural land as a carbon sequestration area, including the haul road, welfare facilities, etc, as well as any levelling works that are needed,
- in event of fire or damage to / leakage from batteries, the site poses a contamination risk to the Cranny Brook,
- significant access constraints after leaving the M5 along the proposed route.

It was decided that the potential impact of this application was too significant to consider without having previously studied the proposal, and that the council would like to ensure the community is aware of the proposal before finalising its representation.

The Committee therefore resolved to delegate to Cllr Chamberlain and the Deputy Clerk to explore the application's detail in greater depth, compiling a draft representation which would be circulated to committee members before being submitted.

P23/14 CLOSE OF MEETING

The meeting closed at 20:55hrs.

Signed:

Print:

Date:

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

Appendix 1

Consultee Response to Planning Application 23/0747/MFUL

Dear Major Projects Planning Team,

Thank you for inviting Broadclyst Parish Council to make representations in response to the Pinn Court planning application for the development of 45 residential houses on a site previously intended for a nursing home facility. Council wishes to express several concerns related to material considerations such as parking provision, highway safety, nature conservation, and the loss of employment opportunities that align with the golden thread of sustainability as outlined in the UK's National Planning Policy Framework (NPPF).

1. Highway Safety / Green Infrastructure link:

The constraints plan shows a public right of way in pink. The public right of way (PRoW) is not on Devon County Council's definitive map, and so as part of the application, the map needs to be updated to formally identify and protect the PRoW.

The proposal shows a new cycle path, exiting onto the B3181 opposite number 45 Pinn Hill (just below Heart Pet Supplies) utilising what was originally a field gateway. This exit was not indicated on the outline consent for the site, with the agreed cycle movements shown in blue on figure 1.

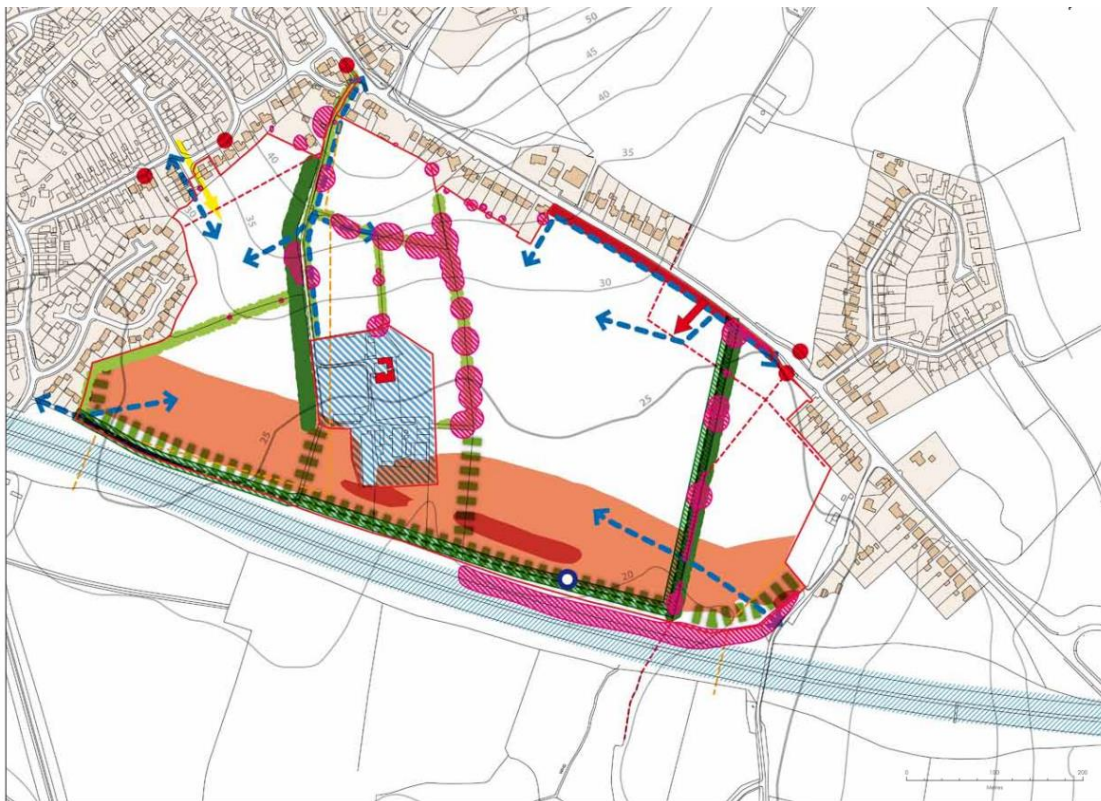


Figure 1: 12/0795/MOUT, D&A Statement, p.12

The B3181 does not have a pavement on the inbound side; the pavement opposite on the outbound side is a shared footpath/cycle path. Ideally, it would be useful to have a pavement on the inbound side; however, the road layout from the cycle access/exit point to the nearest pavement (at the junction of the B3181 and Parkers Cross) is unlikely to easily enable provision of a new pavement due

to third party owned driveways, a long parking bay pull-in, and a narrow stretch of road opposite the Park Lane junction. Provision of such a length of pavement would likely be unviable for Bloor to deliver. The alternative, being unable to provide a new pavement in the inbound side of the B3181, is provision of a toucan crossing so that pedestrians and cyclists can cross the B3181 at this point in safety.



Figure 2: proposed exit from site onto B3181

It was originally never envisaged to have a cycle link to/from the northwest corner of the site; instead, the site would provide a NE-SW link for the strategic cycleway through to employment sites in the south of the parish (including the Science Park). This route would exit either onto Parkers Cross or at the northern end of Langaton Lane. The council continues to welcome the provision of this strategic cycleway link through the site.

Should the applicant wish to continue the northern cycle route, the parish council feels this should be part of the internal circular cycle network, with western exits from the site only being onto Parkers Cross or at the northern end of Langaton Lane and the only northern cycle exit from the site being via the existing traffic light controlled junction.

The parish council has serious concerns that even with the proposed removal of hedgerow to make a visibility splay, there will be significant and unacceptable safety implications for walkers/cyclists were this cycle access/exit point delivered without the provision of a pavement or toucan crossing, and therefore the council cannot support this application until the northern cycle access/exit is **either** removed from the application **or** a toucan crossing is provided.

Due to the risk to pedestrian and cyclist safety, the parish council cannot support this element of the application as it stands.

2. Biodiversity:

The council is concerned about the potential impact of the proposal on local wildlife and their habitats. The previous use incorporated areas of green space around the building which would have provided biodiversity and wildlife habitat; the same amount of green space is not proposed in the layout for the 45 dwellings, which will mainly comprise cultivated gardens.

The NPPF encourages the enhancement of the natural environment and stipulates that developments should provide net gains for biodiversity (Section 15). This requirement is enhanced in the Broadclyst Neighbourhood Plan which supports development that provides 10% net biodiversity gain.

- a. **Reptiles:** The Ecological Impact Assessment notes that “the Site was found to have potential to support a range of protected and notable species, including breeding birds, reptiles, dormice and commuting/foraging bats”. The assessment finds the impact of development to be ‘negligible’ or ‘local’ and proposes translocation of reptiles into the public open space area in the south of the Pinn Court development site, along with provision of two additional hibernacula.

The parish council supports the proposals for the translocation of reptiles providing the methodology is observed and provision of the new hibernacula is conditioned.

- b. **Hedgerows:** Following on from point 2 (above) the application proposes removal of 46m of established hedgerow to allow for “adequate visibility splay for cycle crossing” (EIA, p17, 5.2). The parish council does not support provision of the cycle crossing without provision of a toucan crossing; as the provision of a toucan crossing is unlikely due to viability, the parish council therefore does not support the removal of 46m of hedgerow. As part of on-site mitigation and to support net biodiversity gain, should the crossing point not be provided, the parish council requests a new stretch of hedgerow be made opposite 45 Pinn Hill, and for the hedgerow to be supplemented by the planting of native species.

The parish council welcomes the proposal to create 95m of new hedgerow along the northern and eastern boundary.

3. Layout of social housing

- a. The development’s social housing is mainly clustered in one area rather than ‘pepper potted’ through the block as required by EDDC LP Strategy 34.
- b. The location and orientation of the two Swan units 21/22 with the parking bays beyond to the south create the following issues:
 - i. Cars passing the front of the properties to access/exit the car park bays, causing a hazard for children out playing / on bikes.
 - ii. The parking area has minimal overlooking, creating a potential crime hotspot.

Could this layout be revisited to make the best use of the space available, incorporating and providing an area of communal green space for the residents of 21/22 to use, as these properties do not currently seem to have any outdoor garden space?

4. Loss of Employment Opportunities and Sustainability:

The proposed change of use from a nursing home to a residential development represents a loss of employment opportunities. The originally intended use as a Care Home would have provided substantial local employment, contributing to the economic sustainability of the area, and indeed job creation was justifiably confirmed as a core element of sustainable development on this site, for the growing Westclyst community, and for the wider area.

*“The provision of up to 430 dwellings within the site will strengthen the local area. It will be easier for the East Devon locality to sustain itself via the expansion in population, creation of enhanced social, economic and environmental conditions and opportunities, and through the development of the means to enable these elements to support one another. The introduction of up to 450 homes in the area is likely to increase the local population by circa 1,000 individuals. Together with the residences to be built at the adjacent Old Park Farm and nearby Cranbrook site, this will increase the patronage of local services and facilities, enhancing their viability, as well as generating a wider and more diverse pool of labour and skills that will **support economic growth in Devon.**”*

*There is thus justification for the inclusion of a small area of buildings allocated for commercial purposes, to supplement the employment uses already offered within the Exeter Science Park and as a means of improving the viability of the Pinn Court Farm site itself. **Job opportunities will also emerge via the development and operation of the Care Home and Extra Care facility.**”*
(12/0795/MOUT Design and Access Statement, p.18).

This shift is inconsistent with the NPPF's 'golden thread' of sustainable development which requires that planning “does not simply seek to mitigate harm, but instead net gains are sought”. (Section 8). The parish council urges the applicant to consider this significant shift away from providing local employment opportunities and the consequential impact on the social and economic fabric of our community.

5. Alternative use.

Following an email exchange between our Clerk and Bloor in October 2022, in which she suggested consideration be given to the potential for an alternative use of part of the site (namely a community centre), we understand that there is no internal appetite for Bloor to use any part of the site for alternative uses, which is very disappointing given the lack of community meeting space in the expanding Westclyst community.

A community meeting space contributes to the social, economic, cultural, and environmental wellbeing of a community. It enables:

- a. **Social Interaction and Cohesion:** A community space allows people from various backgrounds and age groups to interact and get to know each other. This can help foster a sense of community and social cohesion, reducing feelings of isolation and promoting understanding across different demographics, which we know is so important when building a new community.
- b. **Community Empowerment:** These spaces can be venues for community members to discuss local issues, plan actions, and make decisions collectively. They provide a platform for citizens to engage in democratic processes, empowering them to have a voice in what happens in their community.

- c. **Education and Learning:** Community spaces can host workshops, seminars, and classes, providing opportunities for lifelong learning and skill development. We know through our community foodbank work that this is much needed.
- d. **Health and Wellbeing:** Many community spaces provide facilities for physical activities such as yoga classes, walking clubs, or dance groups. This can contribute to the health and well-being of community members. Additionally, the social connections fostered in these spaces can have a positive effect on mental health. Again, we know first-hand through our community foodbank work that this is much needed.
- e. **Support Services:** Community spaces often host support groups and services, such as mental health counselling, parenting groups, or resources for elderly citizens. This makes these resources more accessible and can help those in need to feel more supported.
- f. **Cultural Expression:** These spaces can be used for cultural events, such as art exhibitions, music performances, or festivals, allowing diverse cultures to express and share their heritage and traditions. This can help to foster mutual respect and understanding in a diverse community.
- g. **Environmental Impact:** By providing a local hub for activities and services, community spaces can reduce the need for longer travel distances, thereby reducing the environmental impact.
- h. **Economic Benefits:** They can stimulate local economies by providing venues for craft fairs, farmer's markets, or other opportunities for local businesses and entrepreneurs.

6. Summary:

As it stands, the parish council does not support application 23/0747/MFUL for the following reasons:

- a. **Highway safety:** Dangerous exit onto the B3181 for the northern cycle / footpath due to no pavement or toucan crossing proposed;
- b. **Nature conservation:** Removal of 46m of hedgerow to create a visibility splay.
- c. **Layout of plots 21/22 and car park bays.**

In addition, the parish council feels that the loss of employment land compromises the sustainability of the Pinn Court development. The residential home was an integral part of sustainability in the outline application (12/0795/MOUT). While the parish council understands that the provision of a second nursing home in Westclyst is not considered commercially viable, the provision of additional housing and should not be pursued at the expense of important considerations such as highway safety, nature conservation, and economic sustainability.

We hope that these concerns will be thoroughly addressed before the application progresses further and we would welcome a constructive dialogue on these matters as the application proceeds.