

19, New Buildings
 Broadclyst
 Exeter
 EX5 3EX
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Broadclyst Parish Council Ordinary Meeting of the Council

There was an Ordinary meeting of the Broadclyst Parish Council on **Monday 4th March 2024** at **19:00hrs** at Broadclyst Primary School, School Lane, Broadclyst, EX5 3JG for the purpose of transacting the following business:

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MINUTES

24/018 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting at 19:00hrs.
- ii. **Present:** Members present were Chairman Cllr Massey, Cllrs Chamberlain, Coton, Rhodes, Rylance (from 20:12hrs), L Straw, Taylor, Whitmarsh.
- iii. **Apologies:** Council resolved to accept apologies from Cllrs Fernley, Gent, Jackson, Pepper, K Straw, Waldron.

24/019 DISCLOSABLE PECUNIARY INTEREST

Members present stated two new personal interests:

Cllr Coton is the Secretary of the newly-formed Tithebarn Residents Association

Cllr Whitmarsh declared a new appointment as a Company Director.

Pecuniary Interests:

Cllr Massey stated his DPI in planning application 24/0181/PIP as a neighbour.

24/020 MINUTES

The council received the draft minutes of the Ordinary Council meeting on Monday 15th January 2024.

Proposal: IT was proposed by Cllr Taylor to accept the draft minutes and resolve they are a correct record of the meeting. Seconded by Cllr Rhodes and unanimously agreed: **RESOLVED.**

Standing Orders were suspended:

24/021 EDF RENEWABLES

The council received a pre-app presentation with Q&A from Kor Communications on behalf of EDF Renewables for a Battery Energy Storage System (BESS) at Saundercroft.

The proposal is for a 50MW battery storage system. Council will comment on the proposals once the application has been validated and is released for consultation.

24/022 CLYST VALLEY & NEW COMMUNITIES LCWIPS CONSULTATION

The Exeter Local Cycling and Walking Infrastructure Plan was adopted at Cabinet in January 2024. You can [view the adopted Exeter LCWIP here](#).

The council received a presentation from Devon County Council on the LCWIP (Local Cycling and Walking Infrastructure Plan)

The consultation proposals include delivery of improved cycling and walking routes, providing more direct, convenient, safe and attractive options for local journeys. It is believed that improved infrastructure will provide a range of benefits for residents, from supporting health and wellbeing and improving air quality to making it easier to access key amenities.

The consultation will run from **Wednesday 1 February to Friday 31 March**. Details are available online at the link below or can be viewed at Exeter and Clyst Vale libraries.

Stakeholders and members of the public can make representations online at

<https://www.devon.gov.uk/haveyoursay/consultations/exeter-local-cycling-and-walking-infrastructure-plan-lcwip/>

24/023 WARD MEMBERS

i. Broadclyst County Division Members

No reports to note. Council continues to work with County Members on matters including highways infrastructure.

ii. Broadclyst District Ward Members

No reports to note. Council continues to work with planning on strategic site and infrastructure delivery. Cllr Coton raised a question to ask about East Devon's plans to bring forward the Community Infrastructure Levy (CIL) spend process, noting that there are various projects in the West End that could be considered, including the primary school at Tithebarn. This was answered by Cllr Chamberlain.

24/024 PUBLIC QUESTIONS

A question was raised around the usage of temporary district heating stations at Westclyst now that the permanent buildings are in place. **Action** – Clerk to get update.

The meeting reconvened under Standing Orders

24/025 ACCEPTANCE OF REPORTS

The council resolved to accept reports received from stakeholders.

Actions arising (Clerk): to request info re temporary district heating stations

**Post-meeting note (following the enquiry being made): E.ON has two temporary energy centres at Westclyst – one on the Bloor site and another at the Redrow site. Neither are presently operational but have been left on-site to provide some resilience during planned works to make the existing temporary connection to the Monkerton Energy Centre permanent. They don't yet have a date for those works but are happy to provide Council with further updates as required. Following completion, the temporary energy centres will be removed.*

24/026 COUNCIL REPORTS

i. Clerks Report

The council received a report from the Clerk, and considered the following recommendations contained within:

- a) New Dog waste bin on Langaton Lane
- b) Dog waste service charge changes from 1st April
A and B considered together: **proposed** by Cllr Massey to write letter of complaint to EDDC (action clerk and chair), and to consider options for in-house servicing, continuing with the EDDC service contract in the short term. Seconded by Cllr Taylor and unanimously agreed. **RESOLVED**
- c) Tithebarn Residents Association – to approve the start-up grant.
- d) To create and appoint members to a Task and Finish Forum (TAFF) to consider future Council accommodation and to look at the viability of different rental and leasehold options for the first floor of the Tithebarn Local Centre.
Proposed and seconded to appoint Cllr K Straw, Taylor, Massey, Coton and Fernley to the TAFF. **RESOLVED**. It was noted the TAFF will operate under its own Terms of Reference.
- e) To pay 2/3 of the cost of fencing the stretch of footpath 14 between the dog walking field and the gates onto Elbury Lane, with Killerton paying the other 1/3. Funding will come from P3 ear marked reserves. Proposed Cllr Taylor, Seconded Cllr Whitmarsh. Majority vote - **RESOLVED**.
- f) To invoice DCC P3 department for 1/3 of the cost, even though it has told the Clerk there are no funds, as there may be some in the new financial year. Proposed Cllr Rylance, seconded Cllr Whitmarsh, unanimous vote - **RESOLVED**.

- g) To add J M Crang to council's approved supplier list. Proposed Cllr L Straw, Seconded Cllr Coton. Unanimous - **RESOLVED**.
- h) To accept idverde's quote of £9,000 for highways safety/visibility grass and verge cutting for 24/25, subject to satisfactory regular reviews. Proposed Cllr Taylor, Seconded Cllr Whitmarsh. Unanimous - **RESOLVED**.

Cllr Rylance joined the meeting at 20:12hrs

ii. Deputy Clerks Report

The council received a report from the Deputy Clerk. It was noted the installation of the replacement trim trail in the play area is almost complete: there will be some social media activity once it is ready for use.

iii. Committee Clerks Report

The council received a report from the Committee Clerk, and considered the following recommendations contained within:

- a) LCWIP: for the Traffic Committee to write council's response to the consultation,
- b) To recruit members of public in Westclyst to sit on the Youth Subcommittee and help prepare for youth work delivery in the village.
A and B – **proposed** Cllr Taylor, seconded Cllr Whitmarsh and unanimously agreed. **RESOLVED**.
- c) Recycling points provision. **Proposed** Cllr Taylor, seconded Cllr Whitmarsh and unanimously agreed to defer for further information. **RESOLVED**.

iv. Community Connector Report

The council received a report from the Community Connector, and considered the following recommendations contained within:

- a) A proposal for the provision and funding of a Little Free Library at Tithebarn (as per report). **Proposed** Cllr Taylor, seconded Cllr Whitmarsh and unanimously agreed. **RESOLVED**.

24/027 FINANCE & GOVERNANCE

i. Councillor update

The council received a formal request for a sabbatical from Cllr Jackson and therefore to appoint a new member to the Staffing Committee, and to appoint the new Chairman of the Staffing Committee.

Proposed Cllr Taylor that the request be accepted, seconded Cllr Rhodes and unanimously agreed. **RESOLVED**.

Proposed Cllr Taylor that Cllr Whitmarsh be appointed to the Staffing Committee, seconded Cllr Whitmarsh and unanimously agreed. **RESOLVED**.

Proposed Cllr Taylor that Cllr Whitmarsh be appointed Chairman of the Staffing Committee, seconded Cllr Whitmarsh and unanimously agreed. **RESOLVED**.

It was noted that the council has one vacant seat.

ii. Payment Schedule.

The council received the payment schedule for January 2024. **Proposed** Cllr L Straw and seconded Cllr Whitmarsh and majority vote to approve (1 abstention). **RESOLVED**.

iii. Internal Audit and Year end accounts closedown.

It was noted that the first part of the Internal Audit for 23/24 will take place on 15th March 2024, and that accounts closedown for 23/24 is booked for 5th April 2024.

24/028 COMMUNITY GRANT

- i. The council received a community grant application from the Broadclyst Rainbows for £500 towards educational trips for the whole Broadclyst Rainbow unit i.e. Exeter Gang Show.

Proposed Cllr L Straw that the grant be approved. This was seconded by Cllr Coton and unanimously agreed. **RESOLVED.**

- ii. The council received a community grant application from Clyst Caring Friends for £2,000 towards the expansion and refurbishment of the kitchen at the Day Care Centre.

Proposed Cllr Whitmarsh that the grant be approved, with an additional £200 to cover the shortfall in the project. This was seconded by Cllr L Straw and unanimously agreed.

RESOLVED.

- iii. The council received a start-up community grant application from the Tithebarn Residents Association for £500 towards its running costs in its first year.

Proposed Cllr L Straw that the grant be approved. This was seconded by Cllr Chamberlain and unanimously agreed (Cllr Coton did not vote as he is secretary of the Residents Association). **RESOLVED.**

24/029 PLANNING

i. Recent Decisions/ Appeal decisions / TPO update

It was noted there have been 0 appeal decisions announced since the last meeting.

ii. Recent decisions in February 2024

- a. Council received a report on recent decisions in January and February 2024

iii. Planning and Environment Committee Minutes

Council noted the draft Minutes from the Planning and Environment Committee's meeting's on 29th January and 15th February 2024 as a report.

iv. Planning applications for consultation

Application ref:	Location:	Proposal:	Decision
23/0747/MFUL	Land At Pinn Court Farm (Phase 4) Pinn Court Lane Exeter	Construction of 45 dwellings (including affordable housing), and all other associated development Amended plans	Council resolved to support with a majority vote (2 abstentions, and two against).
24/0181/PIP	Land Between Shercroft Close And Spenco Station Road Broadclyst Station Broadclyst	Permission in principle for construction of a minimum of 1 dwelling to a maximum of 9 dwellings Cllr Massey left the room. Cllr Taylor chaired this section.	Council did not support this planning application. Majority vote not to support.

24/0181/PIP detail:

The role of the Parish Council is to put forward the view of the community and to comment how the proposal sits within its Neighbourhood Plan policies. This representation therefore blends the technical assessment of the site with comments from the community during the Neighbourhood Plan consultation process. Neighbourhood Planning is a community-led process; the Broadclyst Neighbourhood Plan was complemented by the Inspector for its site allocations in areas where the community felt organic growth to be a positive and proactive approach to development across the parish.

This site was put forward for Housing and for Mixed Use development in the Call for Sites process for the Broadclyst Neighbourhood Plan. The site was subject to a desk-based technical assessment that recorded that the site is considered as low sensitivity regarding landscape and visual impact, being flat, well screened, and not overlooked by high ground. Key constraints include an ecological corridor of hedgerows along the southwestern boundary, which have biodiversity value. Given the presence of coastal and floodplain grazing marsh adjacent to the west of the site, protected species might be present on the site. The desk-based assessment concluded that the site was appropriate for development for the following reasons:

- The site is considered at low sensitivity regarding landscape and visual impact,
- The site is in moderate location to existing services and facilities in Cranbrook,
- Development at the site would support existing settlement patterns in the area.

However, the community did not support development of the site for the following reasons:

- The infrastructure for an additional 24 houses in this location is not viable. Station Road is already struggling with weight of traffic; this is a narrow road with limited pedestrian pathways.
- Development of this site will make Broadclyst Station too linear and will not contribute to any sense of community.
- The majority of this stretch of road has no footpath.
- I do not see how Station Road could be altered to provide safe walking and cycling infrastructure.
- The field gets saturated when it rains heavily, I am concerned about housing here creating more flooding in the area.
- The field and hedgerows are a haven for wildlife and the construction of all these houses will mean we lose this wildlife conservation.
- The development is a concern: increased traffic and decreased safety along Station Road.
- Because of its distance from amenities and poor green infrastructure, residents of housing on this site in the future will have a reliance on the private car, which does not fall in line with sustainable development principles.

The final vote for development of the proposed site through the Broadclyst Neighbourhood Plan only attracted 33% of 'yes' votes and so the site did not progress through the community-led Plan. Extract from the Overview Minutes on 09.12.2019 states:

Clystlands (south): the community did not demonstrate majority support for this site for either of the proposed uses, so this site will not be progressed further through the Neighbourhood Plan.

The council considered the above as part of its consideration of the PIP proposal and surmised that while the desk-based assessment supported development in theory, the reality was that the community did not support development for sound reasons that have not changed in the time since the consultation was undertaken. It was also noted that the traffic and green infrastructure would be changing with the build-out of the western expansion zone of Cranbrook and associated re-routing and stopping up of the southern part of Station Road.

Conclusion and Resolution:

The parish council proposed (Cllr Taylor), seconded (Cllr Rhodes) and agreed (majority vote) that the site is currently in an unsustainable location with significant traffic and green

infrastructure concerns and is development in the countryside, so it does **not support** the PIP application at this time.

However, once (and not until) the expansion zone has been delivered and local amenities have been provided, the sustainability of the site will change, and sustainable development could then be considered to be achievable. It was noted that should the site come forward in the future, an extensive flood survey and full ecological survey would be needed with mitigations for flooding and the protection of native species.

24/0208/FUL	Norwood Blackhorse Broadclyst EX5 2FT	<u>Demolition of existing garage and erection of garden office building</u>	Council resolved to support this planning application which is in line with policies in the Broadclyst Neighbourhood Plan.
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24/030 CORRESPONDENCE

- i. Council received the correspondence list,
- ii. There were no actions arising from the correspondence list.

24/031 FUTURE AGENDA ITEMS

The Chairman reminded Council to submit any future items well in advance of the next agenda.

25/032 CONFIDENTIAL ITEMS

Council resolved to move into Part B in accordance with the provision of Schedule 12a of the Local Government Act 1972, the Public Bodies (Admissions to Meetings) Act 1960, and Broadclyst Parish Council's Standing Orders, press and public be excluded from the next item.

Reason: commercially sensitive

24/033 TOILET RE-FIT

Council received a quote to replace like for like the wall hand wash units in the public toilets and a new hand dryer in the disabled toilets.

Proposed Cllr L Straw proposed that the re-fit of the public toilets goes ahead as per the quote received. This was seconded by Cllr Taylor and unanimously agreed. **RESOLVED.**

24/034 TO CLOSE THE MEETING

Meeting closed at 21:03pm

Name:

Signed:

Dated