



Members Present: Cllrs Bromley, Francis, Gent, Jackson, Massey (Chair), Pepper, Staddon, Vaughan,

In attendance: The Clerk

Members of the press and public: None

19, New Buildings

Broadclyst

Exeter

EX5 3EX

www.broadclyst.org

Broadclyst Parish Council Planning Committee meeting

The members of the Broadclyst Parish Council Planning Committee met on **Monday 12th September 2016** at **19:00hrs** in the **Clystnet Office, Exeter Airport Business Park, Clyst Honiton** for the purpose of transacting the following business:

Press and Public welcome to attend. There are no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public) at this meeting

P16/33 APOLOGIES

There were no apologies for absence.

P16/34 DISCLOSABLE PECUNIARY INTEREST

There were no Declarations of Interest advised not currently on Councillors' ROIs or receipt of requests for new Disclosable Pecuniary Interest* (DPI) dispensations on items on the Agenda

Standing orders will be suspended

P16/35 PUBLIC QUESTIONS

There were no members of the public present.

The meeting will reconvene under Standing Orders

P16/36 PLANNING APPLICATIONS

To discuss the following planning applications:

i) 16/1994/FUL - Broadclyst Community Primary School, School Lane, Broadclyst, Exeter EX5 3JG - Construction of a single storey extension to medical room.

It was resolved that the Parish Council would support this application and post a comment of 'no comment'.

ii) 16/1007/MRES – Land North of London Road and East of Court Royal, Cranbrook Reserved matters application seeking approval of access, appearance, landscaping, layout and scale, for the construction of 134 dwellings, highway infrastructure, including highway access from London Road/B3174 and associated landscaping works (the application is made pursuant to outline permission 03/P1900) (EIA Development).

It was resolved that the Parish Council submit the following comments 'BPC wishes to echo the comments made by Cranbrook Town Council and Whimple Parish Council and to add that it feels there are significant policy issues within the existing development. Parking provision must be adequate regardless of public transport. There appears to be a lack of

parking provision so as to allow sufficient room for emergency vehicles and dustcarts to use the streets without having to mount the kerbs should cars be parked along the road. Being a rural area the reliance on car use will be increased and this needs to be taken into account.

NB: The Planning Committee has delegation to compose Council's comment and submit to the planning authority without requiring prior approval of the comment by the Council.
Comments on applications shown on this agenda will be uploaded to EDDC after the meeting.

P16/37 RECENT PLANNING APPLICATIONS OUTCOMES

To note the following planning applications decisions:

- i. **14/2761/MOUT - Land 14 North of Tithebarn Lane, Clyst Honiton, Devon**
Demolition of the existing buildings and development of the site to provide up to 900 dwellings and a primary school with car and cycle parking, public and private open space together with landscaping and associated servicing (all matters reserved).
Status: Approved with conditions.
- ii. **16/1600/FUL – The Black Horse Inn, Clyst Honiton, Devon**
First Floor extension to managers accommodation to provide additional bedroom and repositioning of duct - The Black Horse Inn Cyst Honiton Exeter EX5 2AN.
Status: Approved.

P16/38 EDDC CONSULTATION ON THE DRAFT VILLAGES PLAN

- i. To receive a report on the consultation on the Draft Villages Plan and to discuss implications of the proposed changes to Broadclyst's built up area boundary.
- ii. To compose a draft response to the consultation in addition to the resolved comments made at the Planning Meeting of 22nd August and following discussion with Linda Renshaw at EDDC as to why the boundary decisions were made:

Following a further review of the draft consultation the Council resolved to make the following comments which include the resolved comments of the meeting which took place on 22nd August 2016:

1) Part of the playing field behind Cyst Vale Community College:

The community college has to provide a minimum amount of space per student; this self-regulates the nature of its playing field whilst it is under current use. The College is an Academy and is unlikely to relocate or close; however should that happen in the future the site for development would be of such a size it would need to be brought forward as a departure from the Local Plan in line with Local and National Planning Policies in force at that point in time.

Recommendation: In absence of feedback from the College, Council respectfully suggests the black line should follow the line of the existing buildings. However should the College respond to this consultation with a different suggestion which clearly indicates future expansion and/or redevelopment of existing classrooms to the benefit of its students, the Parish Council requests that these views are afforded serious consideration when setting the BUAB.

2) Area to the front of Broadclyst Community Primary School

This area has recently been aesthetically redeveloped by the Primary School to provide a safe and area for student drop-off by private car and bus which works very

efficiently. It also provides some parking for staff, as well as disabled parking spaces.

New boundary

There is neither gain nor benefit to the Primary School or wider community to have the car park area included in the BUAB. Given the traffic issues caused in the locale at both ends of the school day, the loss of this area would ultimately be detrimental to child safety as well as causing severe inconvenience to nearby residents.

If parents are forced to park on the main road the progress of through traffic would be compromised. The B3181 on which the school sits is the relief road for the M5 when it is closed; there is a need to keep obstruction along its length through the village to a minimum.

The old school building forms part of the village gateway and its architectural beauty provides a welcoming landmark. The area in front of this period building should be protected from future development so visitors can appreciate a fine example of our historic built environment.

The Parish Council has spoken with the Primary School Headmaster and is in agreement that there is no need to change the line on these premises.

Recommendation: Continued exclusion with the BUAB following the line of existing buildings across the front of the school, excluding the car park frontage.

Reason: to protect the frontage of the school from further development so as to retain the existing village gateway.

3) **Orchard at Dog Village.**

This is under National Trust ownership and provides the only area of green/community space in the Southern half of the village. Any future redevelopment of this site would not only see the loss of this valuable community asset but the site is vulnerable to constant noise pollution from passing traffic on 3 of its sides.

The orchard is at the gateway to the village and as such characterises the rural identity of Broadclyst as well as serving as a commemoration of the cider-making industry for which this area was once renowned.

Recommendation: Exclusion

Reason: The Parish Council can see no benefit to the community to include this orchard in the BUAB and indeed its loss to future development would be to the detriment of the character of the landscape and local history.

In relation to the areas to be excluded from the new plan are:

- 1) Area to the back of Sunnyside (Priors Court/Vicarage)
- 2) Some large detached dwellings and gardens on the left hand side as you leave Broadclyst and head towards Westclyst on the B3181
- 3) a field to the rear of Symes Cottage

Considering the information available, Council can see little reason to challenge these proposals, however requests that responses from individual householders who could potentially be affected by these changes be taken into consideration

Recommendation: that the 'black-line' be re-drawn to exclude the 3 areas shown on the plan.

Reason: to retain the character of Broadclyst's built environment as these properties form an intrinsic part of the village vernacular.

P16/39 CLOSE OF MEETING

The meeting closed at 8.30pm

Alison Marshall

Broadclyst Parish Council – Assistant Clerk

Dated this 19th September 2016

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

Public speaking at Planning Committee meetings

Members of the public are welcome to attend and speak on Agenda items at this meeting. Please note that there is no requirement or facility to record the details of the speaker before the day of the meeting.

The Chairman will suspend standing orders and invite questions and comments from members of the Press and Public on applications contained within this Agenda. The public will then be able to speak on these applications only.

Please note:

- All individual contributions will be limited to a period of 3 minutes – **where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.**
- **Speakers should restrict their comments to Agenda items only.**
- The Chairman has the right and discretion to control questions and irrelevant points being raised to avoid disruption, repetition and to make best use of the meeting time.
- Speakers are asked not to come forward if their points have already been covered. After the public speaking period has finished the Chairman will reconvene the meeting under standing orders, the consideration of reports will begin and the public will take no further part in the meeting.
- All attendees at the meeting are asked to offer all speakers the courtesy of listening to others' points of view, even if they do not agree with it.
- The Chairman will not tolerate any interruptions from the public and is entitled to exclude people from the meeting if the business of the committee cannot be carried out effectively.

Should anyone have any special needs or require any reasonable adjustments to assist them in making individual contributions, please contact the Clerk in advance on 07532 286713

Recording of Meetings

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media).

- No prior notification is needed but it would be helpful if you could let Council's Officers know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings.
- This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.
- If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting.
- The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.
- Members of the public exercising their right to speak during Public Question Time, but do not wish to be recorded, need to inform the Chairman who will instruct those taking a recording to cease while they speak.