



Members present: Cllrs Pepper, Francis and Bromley

19, New Buildings

In attendance: The Clerk, Assistant Clerk

Broadclyst

Members of the press and public: None

Exeter

EX5 3EX

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Broadclyst Parish Council Planning Committee meeting

Press and public are welcome to attend.

Members of the Broadclyst Parish Council Planning Committee met on **Wednesday 19th October 2016** at **19:30hrs** in the **Green Room, Victory Hall, Broadclyst** for the purpose of transacting the following business:

MINUTES

There were no matters of a confidential and contractual nature for discussion under Part B (exclusion of press and public) at this meeting

P16/42 APOLOGIES

Cllrs Gent, Vaughan, Jackson and Massey sent apologies due to alternative commitments.

P16/43 DISCLOSABLE PECUNIARY INTEREST

There were no Declarations of Interest advised.

Standing orders will be suspended for item P16/44

P16/44 PUBLIC QUESTIONS

There were no members of the public present.

The meeting will reconvene under Standing Orders

P16/45 PLANNING APPLICATIONS - the following planning applications were considered:

A) 16/2231/FUL 35 Poundsland, Broadclyst, Exeter, EX5 3HB –

Construction of 2 storey side extension and replacement single storey extension to rear.
The Parish Council resolved that it was happy to support this application.

B) 16/2098/FUL Hillcroft, Clyst Honiton, Exeter EX5 2AN

Conversion of roof space to accommodation, with new dormer window and roof light to side elevation.
The Parish Council resolved that it was happy to support this application.

C) 16/1934/MRES Land at Old Tithebarn Lane, Clyst Honiton, Exeter

Reserved Matters application in relation to phases 4 and 6, pursuant to outline planning permission 12/1291/MOUT, for the provision of a new **Country Park**, pedestrian and cycle links (including 2 timber bridges), sustainable urban drainage and associated infrastructure. The partial discharge of conditions 1, 4, 5, 10, 13, 17, 19 and 21 together with the full discharge of condition 6 of application 12/1291/MOUT relating to phases 4 and 6.

Further to discussion the Parish Council resolved to submit the following comments in connection with this application:

- 1) Concern was raised around the lack of all year round available space within the Park due to the planned animal grazing and the growing of Hay. This would result in restrictions on the pathways due to the grazing animals
- 2) There appears to be a lack of provision for LEAPs considering the reduced area of parkland available all year round due, to the animal grazing and Hay growing, so it was suggested that pepper potting of 3 LEAPs and 1 NEAP should be considered
- 3) There does not appear to be any planned provision for a replacement fund for the wooden play equipment within the current documentation which is a cause of concern
- 4) The access to the Park for maintenance, emergency, and large farm vehicles, due to the grazing of the animals and the growing of Hay, does not look sufficient from the plans provided and would appear to need further clarification
- 5) It was noted that although Dog bins appear to have been catered for sufficient funding for the emptying of these, as regularly as suggested, was not confirmed.

D) 16/1935/MRES Land North of Old Tithebarn Lane, Clyst Honiton, Exeter

Reserved Matters application in relation to phases 2 and 5, pursuant to outline planning permission 12/1291/MOUT, for the erection of **248 dwellings**, public open space, landscape planting, pedestrian, cycle and vehicular links (including the western extent of the Mosshayne Link Road) and associated infrastructure. The partial discharge of conditions 1, 4, 5, 7, 10, 13, 17, 19, 20, and 21 of application 12/1291/MOUT relating to phases 2 and 5.

After discussion the Parish Council resolved to submit the following comments:

- 1) Pepper potting of the affordable housing appears inadequate as massing of these particular homes is evident. Concerns were raised in that should similar areas, from future phases, adjoin this massed area it could lead to a ghetto type situation longer term
- 2) Diversification of the building materials appears to be insufficient and could set a precedent for future building in the area. The red brick gives the appearance of being much too dark in colour for such a high density area where many buildings are north facing. It is requested that the aesthetics are reviewed and that some pepper potting of render, cladding, or similar takes place so as to break up the dark brick and add a different feel and tone to the site
- 3) The Parish Council were disappointed to see that there was no landmark building planned
- 4) It was not made clear within the plans whether the existing Tithebarn Lane would remain in place as a cycle path along its total length which is what the Parish Council understands should be the case
- 5) Street lighting could not be ascertained from the plans and concerns were raised as to whether any dimly lit, or unlit, walkways exist which could cause safety issues
- 6) The Parish Council would like to be advised of the Trigger Points regarding S106 which could not be identified from the documentation provided
- 7) It would be expedient for funding to be set aside for the clearing of the Redhayes site and for recreational facilities such as view-points and pic-nic areas for all residents residing in this, and future, development phases
- 8) Noise levels would need to be considered given the close proximity of some properties close to the railway line, M5 motorway, and also those under the Airport flight path

- 9) The main road, being a main bus route, would appear to be in need of more off-road parking bays, due to the certainty that on-road parking will happen, which will make the road narrow and cause problems for buses, heavy transport, refuse and emergency vehicles leading to safety concerns. It was also noted that families will need to cross this busy main road to get to the planned play park and that more off road parking would help ease safety issues.

E) 16/2366/FUL Little Orchard, Broadclyst, Exeter, EX5 3AD

Demolition of garage and extensions to ground floor and raising the roof to provide first floor accommodation including carer's accommodation. Erection of hydrotherapy pool enclosure. The Parish Council resolved that it is happy to support this application.

F) 16/2182/ADV Saxon Brook (Old Park Farm Two) West Clyst, Exeter

Retention of flags and signage relating to new housing development.

The Parish Council resolved that it felt there was an unnecessarily large amount of advertising to the site, that a more modest arrangement would be desirable, and that the current advertising could cause a distraction from the motorway. The Parish Council also aired its concerns at the level of unofficial activity to the field opposite this site entrance which appears to be connected with this site.

G) 16/2214/FUL – 16/2218 FUL – Channons Farm, Westwood, Broadclyst, Exeter, EX5 3DH

Construction of a roof over existing silage cap. The Parish Council resolved to support this application.

P16/46 PLANNING DECISIONS – the following decisions were noted:

A) 16/1304/PDQA – Shermoor Farm, Station Road, Broadclyst. Operational development to convert agricultural buildings to 3 dwellings associated with prior approval. Granted

B) 16/0746/MRES - Science Park Centre 6 Babbage Way Science Park Clyst Honiton Exeter EX5 2FN

Approval of Reserved matters in respect of the siting, design and external appearance of a Research and Development (Class B1b) building, as described in the Outline Planning Application, with associated landscaping, access and parking, together with additional details as required by Conditions attached to the Outline Planning Permission. Approved

C) 16/0747/MRES - Science Park Centre 6 Babbage Way Science Park Clyst Honiton Exeter EX5 2FN

Approval of Reserved matters in respect of the siting, design and external appearance of a Research and Development (Class B1b) building, as described in the Outline Planning Application, with associated landscaping, access and parking, together with additional details as required by conditions attached to the Outline Planning Permission. Approved

P16/47 The meeting closed at 8.50pm

Signed

Print

Date

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

DRAFT