

Present: Chairman Cllr Pepper
Cllrs Bromely, Jackson, Lock, Massey, Rylance,
Waldron, & Cllr Chamberlain

Members of Public: 1

In attendance: Clerk & Deputy Clerk



19, New Buildings
 Broadclyst
 Exeter
 EX5 3EX
www.broadclyst.org

Broadclyst Parish Council Ordinary meeting

Press and Public are welcome to attend.

There is 1 item for discussion under part B (exclusion of press and public) on this agenda.

Members of public are reminded that their attendance at this meeting is a matter of public record.

An Ordinary meeting of Broadclyst Parish Council was held on **Monday 3rd September 2018** at **19:00hrs** in the **Green Room, Victory hall, Broadclyst, EX5 3EE** for the purpose of transacting the following business:

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MINUTES

18/157 MEMBERS

i. APOLOGIES

Apologies: Council resolved to accept apologies from Cllr Baker (personal), Gent, Staddon (work).

ii. CO-OPTION

To receive a letter of application from Mrs Sarah Chamberlain for co-option as a Parish Councillor. Council has 4 vacant seats; Mrs Chamberlain meets all qualifying criteria.

RESOLUTION: Proposed by Cllr Jackson, seconded by Cllr Rylance; Council was unanimous in vote.

18/158 DISCLOSABLE PECUNIARY INTEREST

There were no pecuniary interests declared at the meeting. Members were reminded to enter any interests in the Councils Interests Register.

18/159 MINUTES

RESOLUTION: It was proposed by Cllr Rylance to accept the Minutes as a correct record of the Extraordinary Full Council meeting on 16th August 2018; seconded by Cllr Massey. Council was unanimous in agreement.

Standing Orders were suspended:

18/160 COUNTY AND DISTRICT COUNCIL REPORTS

- i. Matters for / from County Division Members Cllr Bloxham and Randall-Johnson.
Cllr Bloxham and Randall-Johnson reported an update regarding the Yellow-lines at the junction coming out of Hillside Gardens on to the B3181. It was reported there is no provision for carrying out yellow-lines for the left-hand lane. County has no available funds. The Safety Audit did not pick this up as an issue. Will continue to monitor. Cllr Randall-Johnson is still working and talking closely to Clyst Caring with regards to obtaining Funding.
- ii. District Ward Members Cllr Pepper and Rylance reported that the Strategic Planning Committee would meet tomorrow, the agenda for which included future development in East Devon, and an update of the GESP process.

18/161 NATIONAL TRUST REPORT

There was no report from the National Trust this month; Killerton continues to work with the Neighbourhood Plan to discuss options for meeting identified community need in the parish.

18/162 PUBLIC QUESTIONS

The Chairman invited the attending member of public to speak to the Council.

Concerns were raised as to noise, light, and additional traffic relating to and generated by the Hayes Farm development. It was felt that the conditions / requirements set out in the 106/Outline consent are not being met with relation to layout, landscaping, noise etc. The proposed landscaping strip to the rear of Shercroft Close is a row of trees 10m apart; it is not felt that this will

be an effective noise barrier. The speaker asked the Parish Council to support residents to get the correct mitigations in place.

The speaker further raised and discussed noise and light pollution from Lidl, much of which has been addressed thru EDDC Environmental Health (EH) by Lidl changing its operation but still occur on occasion. Thanks to EDDC's EH Dept. are recorded for their continuing support.

The meeting reconvened under Standing Orders

18/163 ACCEPTANCE OF REPORTS

Matters arising from any of the public/stakeholder reports received this evening are hereby noted and reports accepted with thanks.

18/164 COUNCIL REPORTS

i. Clerks report

The Clerks report for August 2018 was received.

RESOLUTION: Cllr Jackson proposed that the recommendation that the Council considers an allocation when budget-setting to deliver local community events in the West End strategic sites to be agreed. This was seconded by Cllr Waldron; Council unanimous in agreement.

ii. Pavilions report

The Pavilions Administrators report for August 2018 was received. It was proposed by Cllr Waldron to accept the report; seconded by Cllr Jackson and unanimously agreed.

18/165 NEIGHBOURHOOD PLAN

Council received a report from the Neighbourhood Plan Officer, containing the following recommendations:

- i. For Council to note document progress.
- ii. For Council to note progress in the application for technical support.
- iii. For Council to note that the Broadclyst Neighbourhood Plan needs to be in line with the revised NPPF 2018.

It was also noted that the initial instruction to the site assessor has evolved to include analysis as to what different types of class use could come forward on each site, therefore clarification would be sought if this has impacted on the initial quote before proceeding further with the instruction.

RESOLUTION: It was proposed by Cllr Jackson that the above recommendations be agreed along with potential change to the assessment work. The proposal was seconded by Cllr Waldron; Council unanimous in agreement.

18/166 FINANCE

i. Bank Reconciliation

Council received the Bank Reconciliations to 31st July 2018: Account 1 £5115.48; Account 2 £182,398.34. All councils accounts reconcile.

RESOLUTION: It was proposed by Cllr Pepper to ratify the bank reconciliation, seconded by Cllr Waldron. Unanimously agreed.

ii. Financial Statement

The financial statement and balance sheet to 31st July 2018 were received. Total income to 31.07.2018: £177,398: Total Expenditure to 31.07.2018 £116,310

Balance sheet figures:

Current Assets: Debtors £0; VAT control A/c £3,673; BPC Account 1 £3,677; BPC Account 2 £182,398; **Total £189,748**

Represented by: Current year fund £61,088; General reserve: £61,495; Earmarked reserves: £67,166 (Total £189,749)

RESOLUTION: It was proposed by Cllr Pepper and seconded by Cllr Waldron to resolve to approve the Council's financial statement and balance sheet to 31.07.2018. Unanimously agreed.

iii. Payment schedule

RESOLUTION: It was proposed by Cllr Pepper to resolve to approve the list of payments for August 2018 for £29,519.87; seconded by Cllr Waldron.

18/167 PLANNING**i. Recent decisions August 2018**

Council noted 4 recent decisions:

Application ref:	Location:	Proposal:	Decision
18/1445/FUL	Fairlea Town End Broadclyst Exeter EX5 3HW	Construction of additional storey to existing bungalow and two storey side extension.	Approved
18/1842/AGR	Jarvishayes Farm Broadclyst Exeter EX5 3AD	Roof over existing yard used for silage storage	Approved
18/1843/AGR	Jarvishayes Farm Broadclyst Exeter EX5 3AD	Roof over existing yard for silage storage	Approved
18/0837/MRES	Land South Of Old Tithebarn Lane Redhayes (Phase 17) Clyst Honiton	Reserved matters application seeking approval of appearance, landscaping, layout, access and scale for the development known as Phase 17 of Tithebarn Green. The proposed development comprises 160 dwellings, along with highway and drainage infrastructure and associated landscaping works. The application is made pursuant to outline planning permission 12/1291/MOUT and the accompanying environmental statement	Approved

ii. Appeal decisions August 2018:

It was noted there have not been any appeal decisions announced in August 2018

iii. Validated applications:

The following validated planning applications received for consultation were considered.

18/1770/MRES Land At Hayes Farm, Clyst Honiton:

Thank you for consulting Broadclyst Parish Council on the Hayes Farm application 18/1770/MRES. The Council has been copied into the representations made by local residents and wishes to echo the concerns raised by the community and neighbours of the site.

In addition to endorsing the comments raised by members of the public, Broadclyst Parish Council respectfully submits the following representations:

1. **Noise/light pollution:** Council emphasises the need to put effective noise/light pollution mitigations in place to protect against disturbances to dwellings in the forthcoming proposed Cranbrook western expansion zone. Council requests acoustic fencing and a bund be provided to prevent noise pollution.
2. **Construction phase:** The Council requests that there is a strict CEMP during construction restricting site work between 8am-5pm Monday-Friday, 8am-1pm Saturday only, with a travel plan requiring all construction traffic to access/leave the area via the new A30 and bypass only.
3. **Building design:**
 - a. On the Broadclyst Station side of the building, i.e. away from neighbouring properties, we respectfully request there be: no vehicle movements, no external lighting, no access points (save for emergency exits).
 - b. That the colour of the building be such that it blends with the natural environment
4. **Working hours:** It is appreciated there will be 24/7hour operations, however it is requested that outside operation is restricted between 10pm and 8am (for example waste management), with excessively noisy operations located away from the Broadclyst Station side of the site.
5. **Traffic and Infrastructure:**
 - a. **Construction and commercial traffic:** all construction and commercial traffic to enter/leave the locale via the new A30 and bypass only, using the Clyst Honiton bypass not old A30 through Blackhorse or past Cranbrook.
 - b. **Station Road:** Station Road has a 7.5t weight limit except for access and is already a very busy road with traffic regularly backing back to the railway bridge at peak times (over 900m). this will be compounded by residential traffic from Cranbrook western expansion zone.



Council has serious concerns as to the residual cumulative impact of additional traffic that this application will generate; domestic delivery vehicles are under 7.5t and so will not be prevented from using Station Road by the weight restriction. Station Road itself is narrow in places, with high Devon banks and stone walls not allowing anything larger than two cars to pass. The northern end of Station Road passes Clyst Vale Community College which

experiences a high concentration of vehicular, cycle, and foot traffic at peak times in a concentrated area.

Recent traffic surveys demonstrate how the volume of traffic on Station Road has increased over the last 5 years by almost one third from 2,879 in 2013 to 3,705 in 2018. Broadclyst Parish Council wishes to bring the ever-growing issue of Station Road and the increasing volume of traffic on its restricted infrastructure to the planning Authority's attention and respectfully requests it works with GESP, DCC, and the Broadclyst Neighbourhood Plan to address this matter in a proactive and future-proof way.

18/1653/MOUT Taveners Field, West Clyst

Thank you for consulting Broadclyst Parish Council on this application. Points raised by residents have informed the Council's comment, and are included in the following points:

1. Devon bank enhancement for privacy and wildlife corridor
2. Provision of a pedestrian access through the north west corner with all-weather surface, creating a safe route to school/shops/play areas etc
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; a sum identified for play provision, the design of which to be chosen through community vote on no less than 3 designs.
5. Council has concerns that traffic joining the B3181 has to cross the Westclyst-Broadclyst pavement/cycleway as it enters/leaves the site. In accordance with the NPPF 2018 (108) (b), safe and suitable access to the site must be achieved for all users. Council requests that pedestrian only access via B318, with vehicular access from the north via Hawkins Road be explored so as to not pose this danger to non-car users in accordance with NPPF 110 a and c.
6. Traffic exiting the site and turning right will face delays at peak times where Exeter-bound queues reach back past the proposed junction; at other times traffic is leaving the built-up area and is picking up speed.
7. Sustainability: in line with NPPF para 131 Council would like to see evidence that the design of the dwellings promotes high levels of sustainability, including the use of renewable energy sources. The Redrow site and existing homes that border the site have a strong local identity through design and choice of materials; this should be reflected in this development and the design of dwellings enhance and raise the standard of design in the area.
8. Reference to the Killerton Setting Study be given due to the site's proximity to this SSSI site (NPPF para 175 b).

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% (Strategy 34) and evidence of need (Strategy 35).

18/1249/FUL Orchard View Broadclyst EX5 3AB: The Council agreed to support the amendments.

18/168 STREET NAMING

Further to the approval of planning consent for 18/08037MRES (land south of Old Tithebarn Lane Redhayes (Phase 17)), Council has received a request to suggest 8 street names. The old Parish Tithe Maps and Tithe Apportionment Transcription will be used to inform the names, along with names of local men who lost their lives in WW1. The Council decided on the following street names:

Littleworth Close; Hutchings Drive; Garland Meadow; Chambers Lane; Flay Field; Murch Rise; Turner Hill; Coma Rise; with 2 additional names if required of Lyne Street and Western Grove

18/169 CORRESPONDENCE

- I. Council received the correspondence list for the month of August 2018.
- II. There were no actions arising from the correspondence list.

18/170 AGENDA ITEMS FOR NEXT MEETING

The lighting in the Swale at Hillside Gardens was requested as an agenda items for consideration when Council next meets.

18/171 EXCLUSION OF PRESS AND PUBLIC

The Chairman moved that the next item be discussed with the exclusion of press and public due to contractual detail within the report. Press and public to leave the room, taking with them any recording equipment.

18/172 INVESTMENT RISK LEVEL AND FUND TYPE

The Council resolved to invest £25,000 into the CCLA Local Authorities Property Fund (Minute ref: 18/47v). Cllr Massey proposed the following points:

Risk Level: MEDIUM LEVEL

Fund Type: ETHICAL INVESTMENTS

Period: 5-10 YEARS

Cllr Lock seconded the proposal, and all unanimously agreed.

18/173 TO CLOSE THE MEETING

The meeting closed at 20:30

Ratification:

Signed:..... Print:..... Date:.....

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