

MINUTES OF THE EXTRAORDINARY MEETING OF BROADHEMPSTON PARISH COUNCIL
THURSDAY 20 JANUARY 2022

Present: Goddard (Chair for this meeting), Head, Isaacs, Sear, Sutcliffe, Widger, White.

Also present: 41 members of the public
 District Cllr Daws
 Cathy Aubertin (Clerk)

No	Subject	Comments
1	The Chair will open the Meeting and receive apologies.	Cllr Goddard opened the meeting at 8.36pm. Apologies received from Cllr Wright. It was noted that agenda items would be discussed out of order to allow maximum time for people attending to discuss the Local Plan.
2	To declare any interests at this meeting.	Cllr White declared an interest in item 6 (Local Plan) due to having received a letter from TDC asking if he would be interested in selling some of his land for siting a possible wind farm. Cllr Widger also declared an interest due to being a tenant of some of the fields in the Local Plan. Cllr Sutcliffe declared an interest as a member of Broadhempston Community Land Trust board (BCLT).
3	Approval to consider, amend as agreed by the Council and approve the minutes of the following meeting: 13 January 2021.	The minutes of 13 January 2022 were APPROVED.
<i>The Council will adjourn for the following items:</i>		
4	<u>Public Question Time:</u> A period of 5 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Council or other items that affect Broadhempston which do not form part of the agenda.	In answer to a question from a member of public, it was clarified that, following the current Local Plan consultation, TDC will bring out further recommendations for consultation before the Local Plan goes to the Secretary of State, ready for implementation in 2024. A member of public stated that there was a need to look into the feasibility of the wind farm site but expressed concern about the parish putting itself in the hands of TDC and developers. It was questioned whether the community could investigate the site ourselves to put us in a better position. In respect of renewable energy it was noted that there was enthusiasm for community led scheme. (The IPC report states we have 10 years to address climate emergency). It was explained that the Parish Council has a climate change group which, once the LP response had been completed, intended to run drop in sessions for residents to come in and analyse their carbon footprints with PC support and help. Cllr Sutcliffe noted that there is a company in Cambridge who have developed modular housing, which is highly efficient in respect of energy and the homes generate enough energy for the excess to be sold – a similar scheme could kill two birds with one stone in Broadhempston.
<i>The Council will convene to conduct the following business:</i>		
5	To consider the following planning applications: <ul style="list-style-type: none"> • 21/02798/HOU Whitehaven, No Place Hill, TQ9 6BB 	It was RESOLVED to support the proposal. Clerk to advise TDC.

	<p>Alterations and extensions, reconstruction of garage and kitchen, rear dormer.</p> <p>Planning application details - Teignbridge District Council</p> <ul style="list-style-type: none"> • 21/02795/FUL The Old Cottage Beaston, TQ9 6BX Change of use of building and land to residential use ancillary to the residential use of the Old Cottage Beaston to include alterations to building. <p>Planning application details - Teignbridge District Council</p>	<p>It was RESOLVED to support the proposal. Clerk to advise TDC.</p>
6	<p>To consider the Local Plan including:</p> <ul style="list-style-type: none"> • Proposed wind farm development south of Broadhempston. • Proposed solar energy sites. • Feedback from the residents' working group • Affordable housing 	<p><i>Cllr White left the meeting for this item.</i></p> <p>Cllr Sear read the draft PC response in respect of the proposed wind farm.</p> <p>A member of public thanked the PC for working hard on a very balanced reply and hoped that this kicks on a reasoned debate about how to achieve renewable energy or make changes to lifestyles. .</p> <p>Emma Heaver highlighted how important heritage is in the parish and that some listed buildings are in very close proximity to this site, and these would be harmed in a way that would be irrecoverable. She noted that there are lots of things that residents can do to their own homes to improve energy efficiency and she is happy to advise the council in this respect.</p> <p>A member of public raised a concern about the footpath which runs across the site.</p> <p>Cllr Goddard reminded all members of the public that they should register their comments on TDC's website before the deadline.</p> <p>A member of public raised a concern about the impact a wind farm would have on the nearby woodland and would request that an environmental impact assessment should be undertaken as there is a need for the woodland to have a buffer zone.</p> <p>District Cllr Daws stated that the PC's response seems very measured and guarded against what has been seen in the past. He noted that the proactive element is certainly helpful and sensible.</p> <p>Cllr Sutcliff noted that 55.6% of energy is produced by fossil fuels and this is not sustainable. He stated that communities cannot keep 'kicking the ball down the road'. The proposal is only to see if the site is viable, and his view is that the site should be investigated to see if it is. He noted that, as a society we should all accept such infrastructure if it is financially viable. Construction may be hugely disruptive but this would be short-lived. We owe it to the next generation to</p>

		<p>investigate the site and that the PC looks foolish if, having declare a Climate Emergency, it doesn't allow this investigation.</p> <p>Councillors voted on whether to submit the draft response to TDC: For – 4 Against – 2. Therefore it was RESOLVED to submit the response.</p> <p>A member of public stated that it was difficult to make comments on solar sites as not enough information had been provided. Cllr Goddard agreed that this was the conclusion that Councillors had come to.</p> <p>A member of the Housing Working Group addressed the PC. He stated that the primary aim of the group has been to make residents aware of consultation so that they can respond. The group feels that none of three sits in the Local Plan should be developed to the scale proposed, and questions whether the allocation of 12 homes is the appropriate number for Broadhempston due to the carbon footprint of this and lack of public transport. Sites which are better suited have been identified and the two owners have indicated that they would be interested in working with the BCLT to develop housing.</p> <p>Cllr Goddard noted that the PC is very appreciative of the work the group has carried out. The PC knows there has been a lot of work, for which it is grateful.</p> <p>It was noted that, although the group has identified sites suitable for development, residents can make their own views known by responding to the consultation.</p> <p>It was noted that the Housing Working Group has laid out reasons for keeping development to 12 houses or less, which is appreciated by the PC. It was further noted that new houses will have high carbon footprints compared to development elsewhere. Accessibility has not been considered by TDC, nor the fact that the school is at capacity.</p> <p>The group has circulated information to all residents, and this information included the pros and cons of the different site, which are land south of Broadhempsothn and land north of Easterways. The second site is preferable and would provide better access to the village centre for residents of new homes. However, the cirl bunting would need to be considered.</p> <p>A member of BCLT stated that its mission is to develop assets, namely affordable housing, for the community, with low energy usage. He added that the more people that vote for a community led development of 12 houses or less, the more chance there will be of achieving this.</p> <p>Another member of the Housing Working Group noted that it was important that TDC feels confident that they can have trust in the community to develop homes with BCLT and asked that the PC considers how to take forward the desire to develop homes and to develop renewable energy. It was noted that this feels like the beginning of a conversation with TDC rather than the end of a consultation. Cllr Goddard agreed that it was the PC's wish to do this.</p> <p>A member of public suggested that perhaps a neighbourhood plan is required. Cllr Goddard responded that Cllr Wright had previously tried to get this up and</p>
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7	To consider RPII Play Area Operational Inspector Training.	Clerk to look further into the need for this and, if necessary, attend if possible.
<i>The Council will adjourn for the following items:</i>		
8	Public Question Time: 10 minutes.	
<i>The Council will convene to conduct the following business:</i>		
9	To note the date of the next meeting: Thursday 10 February 2022.	This was noted. Meeting closed at 10.10pm.