



BRADNINCH TOWN COUNCIL
MINUTES

The Guildhall
Bradninch
Exeter, Devon

Minutes of the Bradninch Town Council Planning Committee
Thursday 19th February 2026, 7pm, The Guildhall, Bradninch

Present: Cllr P Andrews (Chair), Cllr A Bellamy, Cllr P Chambers. **In attendance:** None.

Public Open Session: None.

P/25/06 Apologies: Received and accepted from Cllrs S Birley, S Lefebvre, J Blythe (holiday).

P/25/07 Declarations of interest: Cllr Chambers declared an interest due to being a personal friend of a neighbour of the proposed development site at Hele Road

P/25/08 Planning Applications for consideration:

a) 25/01802/FULL – erection of roof terrace and patio extension to existing pavilion with external staircase at Bradninch Cricket Club, Bradninch (comments by 3rd March). This application had been previously considered by the Town Council at a Town Council meeting and it was agreed that the plans would be an improvement to the community asset. **RESOLVED** to **SUPPORT** the application with a condition that the extension should be used during matches, not for other social functions.

b) 26/00196/FULL – erection of agricultural building over existing feed yard at Billingsmoor Farm, Butterleigh (comments by 3rd March). It was noted that this application is associated with a number of others for this farm, and is an improvement to the operation of the farm. **RESOLVED** to **SUPPORT** the application.

c) 26/00086/OUT – erection of up to 9 dwellings, landscape and drainage works, on Hele Road, Bradninch. This application had been presented to some members of the Town Council at a meeting with the Applicant's Agents. It was felt that it has a number of drawbacks, and had not adequately addressed issues already raised by the Town Council. Due to this, grounds for an objection were discussed as follows –

- The area allocated in the BRI Local Plan had been exceeded, principally to increase the number of houses from 7 to 9.
- The development would remove 5 existing and well used public car parking spaces. Whilst it provides 4 visitor spaces, this provision was deemed inadequate and too few. It would be unlikely that the visitor spaces would be available for general public use and would be used by the new residents.
- The proposal is for open market housing, despite the BR1 designation for 30% affordable housing. It was noted that there is no other site for housing in Bradninch so a financial contribution in lieu of the 30% will not benefit local people, thus the provision should be made on this site. It was also noted that the results of the specific recent housing needs survey had been ignored.
- It was noted that the BNG provision had not been satisfied despite the opportunity afforded by the adjacent Duchy land holding, and the required SUDS pond could be designed to provide a much more ecologically sensitive solution.

It was **RESOLVED** to **OBJECT** to this proposal on the above material grounds and to submit these comments to MDDC. A letter will be sent to the Duchy's Agent advising of these details and requesting more consultation.

d) 26/00159/MFUL – silage clamps and slurry lagoon, Honey Park Farm, Butterleigh, (Neighbouring area).

This appears to be an operational improvement to the farm, not in Bradninch Parish. **RESOLVED** no objection.

e) Baulk Bridge works meeting with DCC - to consider meeting content for 23rd February 2026. With the limited attendance at this meeting, this item was not discussed. It will be considered in full at the meeting with Highways officers on 23rd February and feedback will be given to full Council at the March meeting.

P/25/09 Councillor comments: None.

P/25/10 Date of the next Planning Committee meeting: To be advised.

The meeting closed at 8.05pm