

Bridestowe Parish Council

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Bridestowe Parish Council Meeting Minutes

Meeting held – Monday 9th June at 7.30 pm The Ark, Bridestowe

In attendance: Clerk, Parish Cllrs Young, Thirtle, Proctor, Pritchard, members of the public (19)

1. Apologies.

Cllrs Burder, Hodgson and Bickle – apologies accepted.

2. Possible Declarations of interest.

None.

3. Public Open Question Time.

Members of the public spoke to ask the parish council to support their objections to planning application 0520/25/FUL primarily on the basis that access to and from the site has not been properly considered with the result that this poses significant health and safety issues to both users of the site and local residents. More specific points raised were:

1. **Unsafe Access Road:** The narrow single-track lane in front of the site is unsuitable for towing vehicles, especially caravans. It poses a significant safety risk to all road users including drivers, walkers, cyclists, and horse riders due to its lack of passing places.
2. **Traffic Blockages:** If two vehicles with caravans meet, the lane would be completely blocked. The only solution would involve one or both vehicles reversing—an extremely difficult and dangerous manoeuvre.
3. **Inadequate Junctions:** The crossroads at either end of the lane are too tight for long vehicles. There is a risk of vehicles getting stuck and obstructing the road. One such incident has already occurred.
4. **Narrow Surrounding Roads:** All alternative routes are equally narrow. In one recent case, a car towing a caravan had to unhitch and drive into a field to let a tractor pass.
5. **Year-Round Operation:** Operating the site in winter would worsen all of the above problems, as the lanes become more hazardous in poor weather conditions.
6. **Poor Navigation Routes:** SATNAVs direct vehicles through even narrower lanes, some barely wider than a car.
7. **Dangerous Main Road Junctions:** The junctions at either end of the lane leading to/from the A30 are unsuitable for long vehicles, especially at high-speed or blind-bend areas. Multiple accidents have occurred on this road, even at safer junctions.
8. **Noise Concerns:** The site is likely to generate noise from users and activities, impacting local residents.
9. **Risk of Expansion:** If permission is granted now, it may open the door to further development and increased traffic.

They also disputed several claims made by the applicant:

- **Local Demand:** They claim a lack of nearby sites, but there are many within a 30-minute drive, far more than the four they mention.
- **Low Vehicle Use:** They suggest most visitors will use bikes or buses. In reality, there are no nearby cycle lanes, and the bus service is infrequent and inconvenient.
- **Minimal Traffic Impact:** Their own figures estimate two vehicle trips per pitch per day. With 20 pitches, this equals 40 trips daily, not including pods, staff, deliveries, and service vehicles—all on narrow single-track roads.

****The Chairman brought forward item 8.1.****

8.1 0520/25/FUL EbsleighBridestoweEX20 4QF - Proposed change of use of land for use a caravan touring site (20 pitches), associated facilities block, siting of 4 glamping pods & solar panels – Councillors considered feedback from members of the public and raised several concerns regarding the proposed development. Cllr Young referenced the Neighbourhood Plan, emphasizing the requirement for adequate tourism access. Cllr Pritchard outlined key issues for

consideration, including access, traffic generation, and safety. She questioned the reliability and practicality of the purported regular bus service mentioned in the application, expressing doubt that it would be utilized by tourists. Cllr Thirtle referred to the Tourism Justification Statement and questioned whether the seasonal nature of the development would bring significant economic benefit to local businesses or employment. He also cited the extract from the Plymouth and Southwest Devon Joint Local Plan, which supports such development only if it is compatible with the rural road network—councillors agreed that this proposal clearly fails to meet this. Additionally, Cllr Thirtle noted that the parish infrastructure is already strained by existing levels of tourism.

In light of these issues, Councillors unanimously agreed to submit a formal objection to the application.

4. Consider Bridfest request regarding asset locked body.

The Chairman advised that Bridfest were now moving towards an alternative solution, and this was no longer required.

5. Review quotes for tree care in the Sporting Green.

Councillors reviewed the two quotes received and agreed that the larch tree should be added to one to make it a fair comparison and a third quote should be obtained.

6. Approve Insurance Renewal.

Councillors agreed to renew the policy ensuring that the sums insured adequately reflected the asset register. Proposed by Cllr Pritchard, seconded by Cllr Thirtle and agreed by all.

7. Accounts for payment:

7.1 Replacement defib pads - £302.40

Cllr Young proposed the accounts to be paid, seconded by Cllr Thirtle and agreed by all.

8. Planning;

**8.2 3827/24/FUL Springfields Residential HomeBridestoweEX20 4ER
READVERTISEMENT (Revised plans) Single-storey pavilion-style extension to provide new residential wing with six additional bedrooms, enclosed conservatory courtyard garden, infill two storey extension to main building to provide improved accommodation & general associated landscaping enhancements Site Address: Springfields Residential Home – Cllrs agreed to support this application.**

9. Date of next meeting and close (proposed dates Wednesday 16th July, Wednesday 10th September, Wednesday 12th November)

The next full council meeting was agreed for Wednesday 16th July.

10. Close.

The meeting was closed at approx. 8:10pm.