

Bridestowe Parish Council

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(draft) Bridestowe Parish Council Meeting Minutes

Meeting held – Wednesday 2nd September 2026 at 7:30pm The Ark, Bridestowe

In attendance: Clerk, Parish Cllrs Thirtle, Pritchard, Hodgson, Casey, Borough Cllr Mott, members of the public (2).

1. Apologies.

Cllrs Young, Burder, Bickle – apologies accepted.

2. Possible Declarations of interest.

None.

3. Public Open Question Time.

Two members of the public attended the meeting to discuss item 4.1. They shared a printed copy of an AI image showing the proposed property and stated that they were happy to answer any questions about the application. The Chairman agreed that they could join the discussion under item 4.1.

4. Planning

4.1 2046/26/TEC Land Adjacent Huckleberry House Bridestowe - Technical details approval for 1 no. self build dwelling and associated access following approval of Permission in Principle Application (1177/25/PIP Appeal: APP/Q1153/W/25/3369266). – Absent councillors were given the opportunity to submit comments ahead of the meeting. The Chairman read out comments from Cllr Young regarding the Neighbourhood Plan and the significant design differences between the PIP application and the current TEC application. Councillors discussed the difference between the single-storey property proposed in the PIP application, which was described as suitable for elderly and younger people, and the two-storey property now presented in the TEC application. Councillors noted that it was difficult to reconcile the principles and intent of the PIP application with the current proposal. The applicants explained that the change in design followed the appointment of a new architect, who, along with the applicants, considered the revised design to be more appropriate to the existing streetscape and compliant with the HP3 Neighbourhood Plan requirements. Cllr Thirtle noted that the PIP application stated that the Parish Council would be consulted on the materials to be used, but that no process for this consultation had been established. Councillors agreed that the proposed building would be in keeping with the existing properties on the street but found it difficult to support the application due to the significant differences from the PIP application. Cllr Casey clarified that councillors were not suggesting that there had been any deception regarding the intent stated in the PIP application, but that the significant change in both intent and design was difficult to understand. Cllr Pritchard proposed that the Parish Council adopt a neutral position, confirming that no objection is raised to the TEC application itself, while highlighting concerns that the PIP application may not have been granted had the current design and intent been presented at that stage. Cllr Casey seconded the proposal and all councillors agreed. The following comment will be submitted to the Planning Authority:

Bridestowe Parish Council has considered the above application and, having reviewed the proposals, the Councillors find no specific grounds on which to object to the application as presented. However, the Parish Council is also unable to support the application in its current form.

The reason for this position is that the current Technical Details application represents a significant departure from the proposal previously presented through the Permission in Principle (PiP) application.

The PiP application indicated a very different intention for the property, both in terms of its purpose and design. In particular, it was presented as a single-storey development, intended to provide accommodation that would be affordable to younger people and the elderly. The scale, design and intended use presented at that stage were therefore important considerations for the Parish Council.

The Technical Details application now submitted is substantially different in terms of its design, scale and overall appearance. Councillors do not feel that, had the current design and scale been presented at the PiP stage, the proposal would necessarily have been granted Permission in Principle.

The Parish Council is also concerned that the PiP application stated that the Parish Council would be consulted regarding the materials to be used in the construction of the development. To date, no process for this consultation appears to have been put in place, and the Parish Council has therefore not had the opportunity to consider or comment on the proposed materials as indicated previously.

In summary, whilst the Parish Council has identified no specific planning grounds on which to object to the Technical Details application, the significant changes from the proposal considered at the PiP stage mean that Councillors cannot offer their support to the application as currently presented.

Bridestowe Parish Council therefore wishes to record a position of: NO OBJECTION, but NOT SUPPORTED.

****Both members of the public left the meeting.****

5. Date of next meeting

The next meeting was agreed for Wednesday 16th September 2026 followed by Wednesday 18th November 2026.

****Part 2** (Closed to press and public)**

6. Enforcement

Cllr Mott updated Cllrs on open enforcement cases in the parish.

7. Close.

The meeting was closed at 20:10pm.

DRAFT