

Tuesday, 30th April, 2013

3856 An Extraordinary Meeting of Broadwoodwidge Parish Council took place in the Meldon Room at Lakeside at 1900 hours on Tuesday, 30th April, 2013. The Chairman, Cllr. Worden, presided. Cllrs. Banbury, Butler, Crocombe, Nobbs, Perkin, Reynolds and Woodard attended, together with D/Cllr. Watson. The following also signed as being present:

Ken Hamlyn
Steven Hewitt
Zoë Hewitt
Mark Osborne
Terry Steer
Val Steer
Deborah Vinnicombe
Anne Worden

- 3857 ♦ **Apologies for Absence:** Cllr. Wonnacott, detained on other business.
- 3858 ♦ **Holiday Village:** This special Meeting had been called to give the public an opportunity to give their views on the proposed Holiday Village to be built in a field to the South of the Lakeside Visitor Centre, and to decide the Council's response to District on the planning application.
- 3859 · Following a fairly lengthy discussion, views were crystallised and are summarised as follows:
- 3860 · The proposed development is cramped, resembling more a suburban estate of affordable housing than a countryside holiday park.
- 3861 · Fifty, instead of ninety, bed spaces were suggested, in buildings designed more like those in the earlier proposal for a timeshare site at Higher Goodacre, the whole to be contained within attractive landscaping - whereas no landscaping for this project is mentioned.
- 3862 · There will not be enough parking spaces. This could result in extra vehicles being parked in the roads and blocking emergency services.
- 3863 · Traffic could be a problem, especially that approaching from the North where the lane is already subject to frequent minor accidents and near misses.
- 3864 · There is no reference in this full application to the various facilities including an on-site shop listed in the already-approved outline planning request.
- 3865 · Also disappeared from the proposal is any reference to Section 106 benefits.
- 3866 · In his decision on the earlier appeal, the Planning Inspector had suggested that a three metre high Devon hedge bank be built; but in the latest proposal, this has now shrunk to one and a half metres thus increasing the adverse visual impact.
- 3867 · The path between the holiday complex and the Visitor Centre will cross a Lakes Trust cycle path, and this could present a danger to children and the elderly, as the machines are quiet and sometimes ridden too fast.
- 3868 · The sewage outlet direction has been completely altered; and Councillors wondered whether this requires a new retrospective planning application, as work has already started.
- 3869 · No attention appears to have been given to minimising light pollution.
- 3870 · There has been no consultation on the project with either our, or neighbouring, parish councils. Has West Devon Borough Council been consulted, because the site will be in view from parts of Germansweek ?

J. T. W.

- 3871 · Also mentioned were doubts about the viability of the project, and what any owner who purchases the development from South West Water might then do with the buildings, the fear being that the non-viability would be used to justify an application for change of use to residential.
- 3872 · D/Cllr. Watson said that, if asked, he could call in the application.
- 3873 · The clerk should write an appropriate letter to District as soon as possible outlining our views.
- 3874 There being no further business, the Chairman closed the Meeting at 2005 hours.

