



Starcross
Parish Council

STARCROSS PARISH COUNCIL

Minutes of the Meeting of Starcross Parish Council held in Starcross Pavilion on Monday 9 January 2023 at 7.40pm

Present:

Cllr Hopper (Chairman), Allen, Cadbury, Chase, Eyre, Lovell, Pegg, Rastall, Williamson and Zawadzka

Also present:

Suzanna Hughes (Clerk), District/County Cllr Connett and 4 members of the public.

RESIDENTS' QUESTION TIME

The Chairman invited questions/comments from residents.

A precis of a statement circulated to members in advance of this meeting was read out by residents objecting to the application at Westlake Farm (22/01979/FUL) to be discussed by the Parish Council at item 9.1.1:

'The planning statement acknowledges that "the site has permitted development rights through Class Q".[1] The rights are for a barn conversion. This new proposal is not a barn conversion.

This is a completely new development, creating a row of five substantial houses where none existed before on a site of rural value and 'high archaeological potential' with a consequent detriment to the natural and heritage environment.

The proposed development would nearly treble the number of houses and residents. This would, inevitably, have an immediate, lasting and adverse impact on neighbouring properties. It is misleading and clearly untrue to state that 'due to the secluded nature of the proposed dwellings, it is considered that there will be no impact on the amenity of the neighbouring properties' - rather it will do the reverse.

Quoting from the Teignbridge Local Plan, this development does nothing to 'respect the distinctive character of the local landscape, protecting and incorporating key environmental assets of the area'. It is not in keeping with the area's distinctive 'location in the open countryside' nor, therefore, can the 'designs reflect local character'.

This site has no public services (bus routes, street lighting, gas etc.). All travel would have to be by car, increasing carbon emissions in the area. Telephone outages are frequent and Broadband is currently only sustainable through the private purchase of 4/5G masts.

Access to and from the development is potentially highly dangerous. Mowlish Lane is a very narrow single track country lane. It is poorly maintained, with no passing places. Although no accidents have been officially reported, during the past few years there have been at least two write-offs, several collisions with damage ranging from slight to considerable, and numerous near-misses. It is also used regularly by walkers and equestrians.

With regard to emergence into the Lane from a new side entrance, it is unrealistic to assume that drivers would always ease cautiously from the new enclave. Accidents are highly likely to increase with the greater volume of cars, in a lane ill-equipped for more day and night traffic.

Access from Mowlish Lane to the unnamed highway, designated for *Light Vehicles Only*, is hazardous. The highway here is a comparatively straight section of road, poorly cambered, where traffic tends to speed. During the Spring/Summer growing seasons the corners are not cut or maintained regularly, causing restricted visibility and often creating a blind exit from Mowlish Lane, to the left and right.

Hares, barn owls, bats and many other wildlife species live and breed in this secluded area. This proposal takes another step in eroding rural England and threatening the biodiversity of the natural world. Our countryside is precious. It needs to be preserved.

This development is merely a beginning. Our open countryside is in desperate need of protection. The proposed five houses are more than likely to provide the opportunity to build more extensively. For example, a few yards to the NE of the site, a large barn stands directly opposite plots 1 and 2. In our opinion, there is no true need for this scheme. In his recent statement to Parliament, 6.12.22, Michael Gove emphasised the Government's commitment 'to build the right houses in the right places.' We believe these are the wrong

houses in the wrong place. We trust that in the Parish Council's response to Teignbridge District Council, it will not approve or endorse this proposal but it will instead report that there are strong local objections to the scheme. The application is currently scheduled to be determined by a single delegated planning officer (who has not yet been assigned). It is requested that the Parish Council lodges a formal request to TDC asking that the application is determined by the Planning Committee so that verbal representations can be made.

090123.01 APOLOGIES FOR ABSENCE

Apologies were received from:

- Cllr McNally
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090123.02 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Members were reminded of their responsibility to continually update their Notice of Registerable Interests and invited to state whether they have any interest in the items to be discussed during this meeting in accordance with the Council's Code of Conduct.

Unforeseen requests for a Dispensation to be considered at this point only if there was no way a Councillor would have been aware of such before the meeting.

There were no declarations of interest or requests for dispensation.

090123.03 RATIFICATION OF MINUTES

Members present received the minutes of the Parish Council meeting held on Monday 12 December 2022.

AGREED UNANIMOUSLY by those members present that these minutes be signed by the Chairman as a true and correct record of that meeting.

090123.04 ACTION REPORT

The Chairman listed the items on the action report:

Website

All members to address the absence of data on the website.

Starcross Garage

The Chairman has circulated recent correspondence on this. Cllr Connett agreed to comment in his report.

Cycle Path

The Chairman and Cllr Pegg will meet to discuss.

Swan Road Steps

The Chair had circulated to members a letter he has drafted to TDC.

Pavements

Cllr Chase hopes to get together a small working group.

Defibrillator

Cllr Williamson advised that the electrician will be installing it within the next two weeks.

Playpark bench

Cllr Pegg will have a look and report at the next meeting.

Levelling Up

It was agreed that Council is slowly working through some of the items. The Chairman and Cllr Chase will get together to have a look at what needs to be done.

Certificate

Cllr McNally is looking at this.

090123.05 CRIME & SPEEDWATCH REPORT

PC Orchard advised that he was still not in a position to provide a regular monthly crime report at the moment as the force is still transitioning to a new IT system.

090123.06 DISTRICT/COUNTY COUNCILLOR'S REPORT

Cllr Connett reported that on Thursday, TDC are meeting to consider the Draft Local Plan 2020-2040. The decision on Thursday will be whether to publish the plan formally for consultation. Originally, there were plans for several development sites in the Starcross/Kenton area. Now, there is only one site in Starcross for 15 homes (at the top of Staplake Road).

The Plan includes other policies including that from 2028, all new housing will have to carbon neutral.

TDC is currently consulting on its budget for 2023/24. The proposal is to increase council tax for Teignbridge by the maximum allowed which equates to £5.54 for the year for an average Band D property. A cost-of-living rebate of £5.54 is also being proposed for all properties. In terms of fees and charges, an average increase of 5% is being proposed.

He continues to chase TDC about Starcross Garage.

Through the Community Grants scheme, he will be supporting the pre-school this year by giving a grant of £1300.

**090123.07 FINANCE AND POLICY COMMITTEE
(Cllrs Hopper, Chase, Pegg and Rastall)**

7.1 **Financial Report** – members received and noted the financial report 13 December 2022 – 9 January 2023 and were asked to approve the payments listed (copy attached).

Proposer: Cllr Hopper; Seconder: Cllr Cadbury

AGREED UNANIMOUSLY that the payments listed are made.

7.2 Ringfencing Reserves:

Proposer: Cllr Hopper; Seconder: Cllr Cadbury

Swan Steps

Proposal: To continue to negotiate with Teignbridge regarding a solution to the Swan Road Steps and to ringfence £5000 as a possible contribution

It was agreed to amend the proposal deleting 'and to ringfence £5000 as a possible contribution'.

AGREED UNANIMOUSLY to support the amended proposal to negotiate with Teignbridge regarding a solution to the Swan Road Steps

Budget Reserve

Proposal: To ringfence £15,000 as the Council Budget Reserve

AGREED UNANIMOUSLY to ringfence £15,000 as the Council Budget Reserve.

Pavilion Reserve

Proposal: To ringfence £20,000 for the Pavilion enhancement project

AGREED UNANIMOUSLY to ringfence £20,000 for the Pavilion enhancement project.

7.3 **General Report/Question & Answers**

None

Committee Chair Report (Cllr Chase)

8.1 **General Report/Question & Answers**

Cllr McNally has completed the play equipment inspection.

Cllr Chase reported that the other usual checks have been done and no issues have been identified. The car park next to the slipway is being used more. It appears, however, that a white coach/van is being stored in there; was agreed to put a notice on it. It is hoped that the wildlife project group will be able to get together before the next meeting.

Whole Council to Debate (accompanying documents)

9.1 **New applications/appeals**

9.1.1 22/01979/FUL - Westlake Farm, Kenton
Erection of five dwellings to replace exiting barns

Proposal: Due to the complexities of the planning law involved in this application we wish to make NO COMMENT. But we would like to comment on the poor design qualities of the building in such a sensitive part of the countryside in the proximity of a Grade 2 Listed building.

Extract of Policy S2 of the Teignbridge Local Plan regarding development in open countryside:

Policy S2: Quality Development states: 'New development will be of high quality design which will support the creation of attractive, vibrant places. Designs will be specific to the place, based on clear process which analyses and responds to the characteristics of the site, its wider context and the surrounding area, creating a place with a distinctive character...'

Proposer: Cllr Pegg; Seconder: Cllr Cadbury

Members discussed the application at length and considered the objections raised during 'Residents' Questions'.

Cllr Connett commented generally on the application (having first confirmed that as a substitute member of TDC's Planning Committee he is neither predetermined or predisposed in any way). He clarified that Part Q enables redundant farm buildings to be converted and advised that it would be worth looking at what Part Q requires, i.e. whether the barns are adapted or demolished. With regard to the existing Teignbridge Local Plan, he believes that the site is within the Area of Great Landscape Value and it is within the coastal belt. If you look at neighbouring applications, some of the reasons why those applications were refused are translatable to different sites, including highways issues. He suggested that members read both the existing Local Plan and the National Planning Policy Framework. Quality design, for example, is included in the Local Plan. Its proximity to a Grade 2 Listed Building would also be a planning consideration. It would also be worth exploring the environmental issues: is it within the South Hams Special Area of Conservation for Greater Horseshoe Bats, for example. It might also be worth the Parish Council considering what it would want to see should the application be granted, e.g. low level lighting.

The Chairman reminded members that the Parish Council should be careful making recommendations either for or against a proposal when the planning law can be complicated.

Members voted on the proposal as follows: 3 votes for and 7 against. The motion was therefore not carried.

The Chairman invited the Council to make an alternative proposal.

Proposal: That Starcross Parish Council supports the objections raised by local residents which were presented to it at a meeting on 9th January. Concerns should also be raised about the environmental and historical implications of this development. For these reasons, the Parish Council requests that the application is considered and determined by the Planning Committee rather than a delegated officer.

Proposer: Cllr Williamson; Seconder: Cllr Rastall

AGREED BY A MAJORITY OF MEMBERS to support the new proposal (9 for, 1 abstention)

ACTION: Clerk to advise TDC

9.2 **Decisions:**

9.2.1 22/01037/FUL – Hunters Lodge, Staplake Lane, Starcross
Erection of an agricultural building for the storage of machinery

Members noted that TDC has granted conditional planning permission.

9.3 **General Report/Question & Answers**

None

090123.10 PAVILION & SPORTS FIELD
(Cllrs Rastall, Hopper, McNally and Williamson)

Committee Chair Report (Cllrs Rastall & Hopper)

10.1 Proposal: To accept a quote to clean the carpet in the Pavilion hall at a cost of £250
Proposer: Cllr Rastall; Seconder: Cllr Williamson

AGREED UNANIMOUSLY to accept a quote to clean the carpet in the Pavilion hall at a cost of £250.

10.2 **General Report/Questions & Answers**

None

090123.11 WORKING PARTY REPORTS

None

090123.12 NON-COMMITTEE ITEMS

Proposal: To agree the following meeting dates for the remainder of 2023

6 February, 13 March, 17 April, 15 May, 12 June, 10 July, 11 September, 9 October, 13 November, 11 December

AGREED UNANIMOUSLY to agree the proposed meeting dates for the remainder of 2023.

090123.13 COUNCILLORS' PROJECTS

None

090123.14 CORRESPONDENCE

None

090123.15 DATE OF NEXT MEETING

The next meeting of the Parish Council is to be held on Monday 6 February 2023 in the Pavilion commencing at 7.40pm.

SIGNED:
Chairman of the Parish Council

DATE: 6 February 2023

Note: Where a document or paper is referred to on the Agenda, this document will be available on request from the Clerk by emailing starcrosspcclerk@gmail.com

Starcross Parish Council Finance Report – 9 January 2023

Summary of Bank Balances at 9 January 2023	
Current (C)	£32,589.68
Pavilion Trading (P)	£7,154.08
Allocated Reserves (A)	£38,030.08
Total	£77,773.84

Income: 13 December 2022 – 9 January 2023		
Starcross Growers (Sale of shed)	£1	C
Pavilion hire	£157.50	P
Interest (Oct, Nov, Dec)	£59.22	A

Payments for approval			
Clerk	Salary & disbursements (December)	£551.02	C
HMRC (PAYE)	PAYE	£8.60	C
Chris Collings	Sportsfield hedgecutting	£342	C
J Hopper	Printer cartridges	£69.49	C
Plantscape	Sportsfield, Strand and Playpark maintenance (January)	£311.04	
T Greenslade	Pavilion cleaning, fobbing (December) + cutting of hedge path side of Pavilion car park	£175	P
Bramshaw Heating & Plumbing	Repairs to boiler	£812.40	P

Direct Debits: 13 December 2022 – 9 January 2023			
Natwest (15/12)	Bankline fees	£22.80	C
Biffa (19/12)	Waste bin at Pavilion (rental & collection)	£57.24	P
Shell Energy Broadband (16/12)	Pavilion telephone and broadband	£19.10	P

Clerk (December)	Salary	Tax	Net	Disbursements
Salary	£516.25	£8.60	£507.65	
Telephone and Internet	-	-	-	£5.00
Using home as an office	-	-	-	£8.67
Mileage @ 45p per mile	-	-	-	£15.30
Quickbooks	-	-	-	£14.40
TOTAL				£551.02