



STARCROSS PARISH COUNCIL

Minutes of a Meeting of Starcross Parish Council held in Starcross Pavilion on Tuesday 14 July 2026 at 7.30pm

Present:

Cllrs Hopper (Chairman), Allen, Cadbury, Coupe, Lovell, McNally, Pegg, Phillips, Rastall & Williamson

Also present:

Suzanna Hughes (Clerk) and 13 members of the public

RESIDENTS' QUESTION TIME

The Chairman invited questions/comments from residents.

A resident raised objections against the planning application on Generals Lane to be discussed at item 7.1.1 (26/00958/MAJ). These comments can be found on Teignbridge District Council's website:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TGN0SBPZK2T00>

A representative from the applicant's planning agents, ARA Architecture, responded as follows:

- The proposed car parking spaces could potentially be used by the public should they wish to use them
- In terms of highways safety, there are no objections from DCC Highways. The proposed widening of the road and creation of a footpath would be an improvement.
- These are small business units designed for local enterprises (not a large distribution site). Planning authority could place conditions relating to HGVs.
- An independent noise assessment has been carried out which shows that the impact of noise can be controlled within the units themselves. The units are designed to face in to each other and will not face neighbouring properties.
- With regards to the boat storage, it is intended that it is only for boat storage and not maintenance or repairs on boats. The planning authority can place conditions to restrict this.
- Residential amenity – the design is such that the ridge heights will not be higher than any of the neighbouring properties. They have opted for timber cladding, seedling roofs, solar panels, air-source heat pumps and EV charging points to make the site environmentally friendly.
- Flood risk – the site is a flood zone and it is proposed to use a form of controlled attenuation, discharging across the golf course (details to be confirmed) and then discharging into the stream beyond that. In terms of foul water, no toilets or sanitary areas are being proposed within the units themselves. Should any business who takes a unit want these facilities, they would need to separate application to the planning authority.
- A number of assessments have been carried out, as well as a landscaping and visual impact assessment to show how the units will look.

A variety of concerns and questions were raised by residents and members of the Council. In summary, these related to:

- Why the application was for B2 and B8 as opposed to Class E, which is designed for lighter, less intrusive operations
- Poor access
- Highways safety, particularly in relation to the proximity of the site to the sports field used heavily by children accessing it via Generals Lane
- Increased traffic on an already narrow lane, including HGVs
- General suitability of the location of the site for these units
- Potential disruption caused by future installation of foul water drainage
- Scale and impact on neighbouring properties
- Siting of air conditioning units
- Excessive parking spaces for a small industrial site

The Chair thanked members of the public and the applicant's planning agent for attending the meeting.

140726.01 APOLOGIES FOR ABSENCE

- Cllr Chase
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140726.02 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.

140726.03 RATIFICATION OF MINUTES

Members present received the minutes of the Parish Council meeting held on Tuesday 16 June 2026.

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

140726.04 CRIME REPORT

In the period, 1 – 30 June 2026, there were 7 recorded offences in the Starcross area:

- Theft (shoplifting) x 2
 - Violence less serious (male approached by old friendship group and called insults and harassed) x 1
 - Sextortion (exchanged images online threats made to publish images) x 1
 - Dog bite x 1
 - Racially aggravated public order (female victim told to go back to where she came from) x 1
 - Violence less serious (pedestrian hit by taxi trying to enter closed road) x 1
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140726.05 COUNTY & DISTRICT COUNCILLORS' REPORTS

It was noted that Cllr Taylor had made some planning enquiries about the proposed bike track. Council thanked Cllr Taylor for his assistance with this.

It was also noted that a grant of £1000 towards the bike track has been received from County Cllr Connett's locality budget. He was thanked for supporting the project.

140726.06 FINANCE AND GOVERNANCE

(Cllrs Hopper, Chase, Rastall, Coupe, Phillips & Williamson)

- 6.1 **Financial Report** – members received and noted the financial report 16 June – 14 July 2026 and were asked to approve the payments listed (copy attached).
Proposer: Cllr Hopper; Seconder: Cllr Cadbury

AGREED UNANIMOUSLY that the payments listed are made.

- 6.2 Proposal: To approve a revised Complaints Policy
Proposer: Cllr Phillips; Seconder: tbc

This item was deferred.

Committee Chair Report:

- 6.3 General Report/Question & Answers
The Chair reported that there had been a recent meeting of the Finance & Governance Committee at which they discussed the Parks & Gardens Committee and communications.
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Whole Council to Debate (accompanying documents)

7.1 New applications/appeals

- 7.1.1 26/00958/MAJ – Land at Ngr 297541 81356, Generals Lane, Starcross
Construction of nine B2/B8 commercial units and a boat storage area with
associated internal roads, parking and landscaping

Proposal: To object to this application based on concerns regarding the domination of that corner of the Starcross Village by B2 and B8 industrial units and their unsuitability in a rural village and the general overbearing appearance of the plan. Also, that insufficient attention has been paid to the traffic, access and safety aspects in what is a recreational and residential area. A reduced scheme which enabled good local employment possibilities in a less industrialised setting would be considered.

Proposer: Cllr Pegg; Second: Cllr McNally

AGREED UNANIMOUSLY to support the Planning Committee's proposal to object to the application for the reasons stated.

ACTION: Clerk to submit comments to TDC

7.2 Decisions:

- 7.2.1 26/00787/TPO – Southbrook, Orchard Court Road From Old Toll House To
New Road, Starcross
T1 Holm Oak - Pollard to 6m T2 Holm Oak - Re-pollard to 6m T3 Holm Oak –
Pollard to 6m T4 Holm Oak - Pollard to 6m T5 Holm Oak - Pollard to 6m T6
Western Red Cedar - Fell

Members noted that TDC has granted conditional consent.

- 7.2.2 26/00717/LBC – Rothesay, The Strand, Starcross
Construction of boundary raised planters as approved under application
26/00116/HOU

Members noted that TDC has granted conditional Listed Building Consent.

- 7.2.3 26/00576/HOU – Exeleigh Lodge, Starcross
New garage

Members noted that TDC has granted conditional consent.

- 7.3 General Report/Question & Answers
None

140726.08 **PAVILION & SPORTSFIELD**
(Cllrs Rastall, Hopper, Phillips & Coupe)

- 8.1 Proposal: To reimburse Cllr Hopper £67.97 for ink cartridges and laptop mouse (in
grey filing cabinet)
Proposer: Cllr Rastall; Second: Cllr Lovell

AGREED UNANIMOUSLY to reimburse Cllr Hopper, as proposed.

ACTION: Clerk to refund

FUNDING: Pavilion Maintenance

- 8.2 Proposal: To reimburse Cllr Rastall £19.99 for centre feed kitchen rolls for the Pavilion
Proposer: Cllr Hopper; Second: Cllr Lovell

AGREED UNANIMOUSLY to reimburse Cllr Rastall, as proposed.

ACTION: Clerk to refund

FUNDING: Pavilion Maintenance

- 8.3 Proposal: To purchase a new dishwasher for the Pavilion kitchen
The current dishwasher has ants under the bottom working area, and it is extremely rusty. It is recommended to purchase a full-sized, 16-place settings, Kenwood dishwasher @ £249. Delivery is £20, recycled by Currys is £25, and fitting is £30. The Parish Council may be able to negotiate a slight reduction.

Proposer: Cllr Rastall; Seconder: Cllr Coupe

AGREED UNANIMOUSLY to purchase a new dishwasher for the Pavilion kitchen, as proposed.

ACTION: Cllr Rastall to order

FUNDING: Pavilion Maintenance

Committee Chair Report:

- 8.3 General Report/Questions & Answers
Cllr Rastall reported that the Café is doing well. The shelves in the storage cupboard have been replaced.

140726.09 PARKS & GARDENS
(Cllrs Chase, Lovell & Allen)

Committee Chair Report:

- 9.1 General Report/Question & Answers
Cllr Coupe thanked Cllr Pegg for carrying out a visual inspection of the play equipment in the village. He will proceed to seek a quotation from a contractor to carry out monthly inspections.

The Parks and Gardens Committee would like to review the cost of managing the piece of land beyond the thatched shelter (currently owned by TDC), and will bring this back to a future meeting for discussion and consideration.

140726.10 WORKING PARTIES, EXTERNAL PROJECTS & NON-COMMITTEE ITEMS
(Updates and Action Reports)

- 10.1 **Traffic & Speedwatch (Cllr McNally)**
There have been no speedwatch sessions. A new volunteer is currently being trained.
- 10.2 **Highways & Pavements (Cllrs Hopper, Phillips, Lovell & Allen)**
The Council has received notification that one pavement near the primary school is likely to be resurfaced this year. Cllr Phillips would like to put together a working group to look again at traffic management along The Strand.
- 10.3 **Communications & PR (Cllrs Williamson & Hopper)**
Cllr Williamson welcomes contributions from members about anything they wish to share with the community on Facebook or via the Newsletter.
- 10.4 **Technical (Cllr McNally)**
Cllr McNally will speak to members about any email issues.
- 10.5 **Bike Track (Cllrs Hopper, Coupe, Rastall, Phillips & Williamson)**
The project is progressing slowly.
- 10.6 **Library (Cllr Lovell)**
Cllr Lovell intends to alter the notice about the library opening times.

10.7 **Boat Park (Cllrs Pegg & McNally)**

There was a brief discussion about clearing the bays of vessels which appear to have been abandoned. Cllrs Pegg and McNally will explore options.

10.8 **Exe Estuary Partnership (Cllr Coupe)**

Cllr Coupe is awaiting details of the next meeting.

140726.11 RESIDENTS' CORRESPONDENCE

None

140726.12 DATE OF NEXT MEETING

The next Parish Council meeting will be held on **Tuesday 8 September 2026** in the Pavilion commencing at 7.30pm.

SIGNED:
Chairman of the Parish Council

DATE: 8 September 2026

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

Starcross Parish Council Finance Report – 14 July 2026

Summary of Bank Balances at 14 July 2026	
Current (C)	£56,467.14
Pavilion Trading (P)	£7,284.15
Allocated Reserves (A)	£72,217.09
Total	£135,968.38

Income: 16 June – 14 July 2026		
Devon County Council grant	£1000	C
Pavilion hire	£1596.70	P
Pavilion café	£279.70	P
Bank interest (30 June)	£53.78	A

Payments for approval		(includes VAT when applicable)	
Clerk	Salary & disbursements (June)	£639.67	C
Plant Tech	Grass cutting & maintenance (June)	£1244.16	C
TDC	Emptying of dog/litter bins 2026-27	£5656.80	C
J Hopper	Reimbursement for ink cartridges and laptop mouse (item 8.1 June)	£67.97	P
T Greenslade	Pavilion - cleaning, fobbing, supplies (June)	£233.16	P
S Rastall	Reimbursement for centre-feed kitchen rolls (item 8.2 June)	£19.99	P

Direct Debit: 16 June – 14 July 2026			
Bankline (15/6)	Banking fees	£23.60	C
Talk Talk (16/6)	Pavilion telephone & broadband	£35.92	P
Biffa (22/6)	Waste bin at Pavilion (rental & collection)	£57.35	P

Clerk (June)	Salary	Tax	Net	Disbursements
Salary	£591.50	-	£591.50	
Telephone and Internet	-	-	-	£5.00
Using home as an office	-	-	-	£8.67
Mileage @ 45p per mile	-	-	-	£15.30
Quickbooks	-	-	-	£19.20
TOTAL				£639.67