



STARCROSS PARISH COUNCIL

Minutes of the Meeting of Starcross Parish Council held in Starcross Pavilion on Monday 12 July 2021 at 7.40pm

Present:

Cllr Hopper (Chairman), Allen, Cadbury, Chase, Lovell, McNally, Rastall, Redmond and Williamson

Also present:

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

RESIDENTS' QUESTION TIME

(20 minutes)

Residents are invited to make representations to the Council or to ask questions.

Residents commented and asked questions regarding the item at 9.3 relating to the Draft Local Plan Consultation (Part 2) 2020 - 2040: Creating Quality Places – Site Options.

With regard to Brickyard Lane, concerns were raised about the toxicity of the land, flooding, loss of habitat in Starcross and environmental degradation. It's agricultural grade one land and supports protected species. A question was asked about whether the site is within the village envelope. Questions were raised as to whether the proposed 27-40 homes would be considered to be overdevelopment and who decides the yield. Access is also a great concern and it was asked where the access would be for this piece of land.

The land with the Parkers Road access has been much debated including how many houses are to be built on this land. Questions were asked about how many houses are currently planned to be built, how many are needed in Starcross and does it leave extra capacity for future development of this field. Confirmation was sought about whether TDC owns the field and whether there is opportunity to purchase more of it. *[NB. This land is not one of the sites which have been identified in the site options consultation.]* This would prevent further debate about the other pieces of land and the disruption caused by their development. It would also give most room for growth with the least infrastructure issues. Support was expressed for the veteran oak and the access should be via New Road and Parkers Road. The ransom strip could potentially be offset against the potential number of houses for that site. Questions were also asked about the timeline for development.

A question was raised about communication with residents about this consultation. [

A resident commented about development of the Orchard in Staplake Road. Previously, permission has been refused due to access issues. She also considered that it would be unsuitable to build houses in this location and bungalows would be preferable. Further, badger setts have been disrupted and an ancient orchard has been destroyed.

The Chairman commented that it was unlikely that houses would be built on both sites and that it would be for the Parish Council to decide whether it wanted to object to both sites or express a preference for a particular site. The question was about how future development will fit into the village.

120721.01 APOLOGIES

There were no apologies.

120721.02 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.

120721.03 RATIFICATION OF MINUTES

Members present received the minutes of the Parish Council meeting held on Monday 14 June 2021.

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

120721.04 ACTION REPORT

Outstanding actions will be addressed by Committee Chairmen in their reports.

120721.05 CRIME REPORT

PC Orchard provided a crime report for the period 1 - 30 June 2021 for Starcross and Kenton. 14 crimes were reported and 33 incidents recorded.

Members also received a copy of a 38-page newsletter/gazette compiled by PC Orchard with useful information, guidance on reporting, signposting to partner agencies, monthly themes etc. This will be uploaded to the Parish Council's website and shared on Facebook. The Chairman thanked PC Orchard for the time and effort put into compiling the newsletter which was very much appreciated.

It was noted that the police are seeking co-ordinators for their Farmwatch, Boatwatch and Horsewatch schemes.

PC Orchard also sent a report on the activities of the Community Speedwatch team. Over 12 sessions in Starcross/Cockwood, 431 vehicles were recorded exceeding the speed limit.

PC Orchard is hoping to start up the PACT (Police and Community Together) meetings very soon. These will be 2 hour drop-in sessions giving members of the public the opportunity to speak to the police about any concerns.

120721.06 DISTRICT/COUNTY COUNCILLOR'S REPORT

Cllr Connett reported:

There are four current planning enforcement issues being progressed.

With regard to highways, the A379 scheme through the village is due to go to the Committee at the end of the month. The road is also in a scheme to be resurfaced but will not be done until the other scheme is agreed so they can do it all together.

TDC will be consulting on an alternative roof covering for the thatched shelter in the Strand car park. The cob wall is currently being protected by Heras fencing.

TDC is consulting on future sites for development which will feed into the Local Plan. TDC is obliged to provide 758 houses per year. There are more sites than the need for houses so that TDC can show the sites by comparison. The new local plan will take a couple of years to complete.

120721.07 FINANCE AND GOVERNANCE COMMITTEE

(Cllrs Hopper, Chase and Zawadzka)

7.1 **Financial Report** – members received and noted the financial report 14 June - 11 July 2021 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 **Action List Report**

There were no outstanding actions.

7.3 **General Report/Question & Answers**

The Chairman advised that he has reviewed the cash book for the first quarter and everything is on target. It is hoped that the Pavilion will reopen after 19 July.

120721.08 **PARKS, GARDENS AND FLOOD DEFENCE** (Cllrs Chase and Williamson)

Committee Chair Report (Cllr Chase)

8.1 **Action Report**

There were no outstanding matters requiring action.

8.2 **General Report/Question & Answers**

Cllr Chase reported that there were no particular issues. She did observe that the bramble is growing into the main road again but the litter bins have largely been emptied. On average, 3-4 cars are parking in Generals Lane car park and a maximum of 11 dinghies have been seen stored in the boat park.

Cllr Williamson reported that the quoted cost of relocating equipment from Brickyard Lane was cost prohibitive at this time. They will contact Teign Housing to let them know and to suggest a financial contribution towards the park improvements instead. Two funding applications have been completed so far for a total of £14,000 and they should hear back for them in around 6 weeks. They will continue to apply for additional funding at the same time.

In the meantime, they have decided that the best plan at present is to push forward and have re visited all off the previous ideas. The implementation of an inclusive piece of play equipment (birds nest swing) in an area that could be accessed by wheelchair users and also near to where adults would sit is very important and a high priority.

They have also decided having consulted with various experts that wooden equipment would be a viable option and this will blend better with the overall feel of the final project which will encourage as much natural and creative play as possible.

They are also hoping to push ahead with the nature area on the far side of the field and will be looking at installing some 'bug hotels', bird boxes and natural stepping stones/seating. They would like to add some picnic type tables in this area and are currently in discussion with Devon Contract Waste who have recently started to produce furniture made from 100% recycled waste from within Devon and manufactured in Exeter.

120721.09 **PLANNING AND DEVELOPMENT** (Cllrs Cadbury, Lovell, Zawadzka & McNally)

Whole Council to Debate (accompanying documents)

9.1 **New applications to be considered at this meeting**

None

9.2 **Decisions:**

9.2.1 21/01171/AGR – Mowlish Farm, Kenton
Agricultural livestock building

Members noted that TDC has refused to grant consent as the proposal does not constitute permitted development

9.3 Proposal: To agree a response to the Draft Local Plan Consultation (Part 2) 2020-2040: Creating Quality Places – Site Options relating to the proposed development sites in Starcross. Documents are available to view online at www.teignbridge.gov.uk/localplanreview

The Chairman read out a draft response which he had circulated to members prior to the meeting. After discussion, the following response was agreed:

Council considers that both sites present problems for infrastructure many of which have been identified in the Local Plan Review. We cannot approve of further development on the western boundary other than that already approved in 18/01656/MAJ. Further development would result in increased traffic problems within the village, in the area around the school and in particular in funneling further traffic through the congested section of the A379. The site is entirely outside the Village Development Boundary.

Council considers that development of the site on Staplake Road is feasible with its access onto the A379 north of the congested village centre but taking into account the restraints outlined in the review document (detailed below). The site proposes 10-25 affordable homes which combined with the 22 proposed on the 18/1656/MAJ scheme would meet the local need and beyond.

Council notes that the above site is currently outside the Starcross Development Boundary but that in the Review there is a new boundary which divides the site into part in and part out of the envelope.

Extract from the Local Plan Review - identified site requirements

- Carbon neutral development
- Electric vehicle infrastructure
- Local public open space and on-site children's play areas
- Retention of the existing boundary hedges and trees, including the mature oak, subject to a Tree Preservation Order, and biodiversity offsetting, either on-site or through financial contributions towards off-site biodiversity gains
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures
- Measures to ensure development would not cause flooding or additional pressure on the tide-locked outfall
- Landscaping to minimise impact on Undeveloped Coast designation and on existing residents. Landscaping to minimise impact on Undeveloped Coast designation and on existing residents.
- Upgrades to vehicular access into the site and access from Staplake Road to the A379.
- Improved pedestrian and cycling links between the village centre, bus stops and railway station and the site.
- 5% custom build plots
- Affordable housing
- Adaptable and accessible housing

9.4 Action List Report

There were no outstanding actions requiring action.

9.5 General Report/Question & Answers

None

120721.10 PAVILION & SPORTS FIELD (Cllrs Rastall, Hopper, Allen and Redmond)

Committee Chair Report (Cllrs Rastall & Hopper)

- 10.1 Proposal: To accept a quote from R Grave to replace paving slab - £20
Proposer: Cllr Hopper; Seconder: Cllr Williamson

Having declared an interest, Cllr Rastall left the meeting for this item.

AGREED UNANIMOUSLY to accept the quote from R Grave to replace a paving slab for £20.

FUNDING: Repairs and Renewals

ACTION: Clerk to issue purchase order

- 10.2 Proposal: To accept a quote from M&D for preparing and laying two separate bases of deep concrete for the positioning of two benches along the sports field path - £375 for each base

Proposer: Cllr Hopper; Seconder: Cllr Williamson

AGREED UNANIMOUSLY to defer this proposal pending a decision on the location.

- 10.3 Proposal: To accept the quotation from SunGift Solar for installation of solar panels - £3690.58

Proposer: Cllr Redmond; Seconder: Cllr McNally

AGREED BY A MAJORITY (1 abstention) to accept the quotation from SunGift Solar for installation of solar panels for £3690.58.

FUNDING: From Reserves

ACTION: Discuss preliminaries with supplier; issue purchase order

- 10.4 Proposal: To accept the quotation from SunGift Solar for installation of solar batteries - £3788

Proposer: Cllr Redmond; Seconder: Cllr McNally

AGREED BY A MAJORITY to accept the quotation from SunGift Solar for installation of solar batteries for £3788.

FUNDING: From Reserves

ACTION: Discuss preliminaries with supplier; issue purchase order

- 10.5 **Action List Report**

Cllr Rastall advised that she has put up some laminated signs in the play park re dog fouling. Further actions to reduce dog fouling on the field would be discussed by the Committee.

- 10.6 **General Report/Questions & Answers**

Cllr Rastall gave an update regarding the Starcross Together Event on 17th July.

120721.11 WORKING PARTY REPORTS

None

120721.12 NON-COMMITTEE ITEMS

- 12.1 Proposal: To amend the Memorandum of Understanding and the Tenancy Agreement between the Parish Council Allotments Association (paper to be submitted by M Debenham)

Proposer: Cllr Hopper; Seconder: Cllr Rastall

AGREED UNANIMOUSLY to amend the Memorandum of Understanding and the Tenancy Agreement between the Parish Council Allotments Association as proposed.

- 12.2 Proposal: To move the defibrillator from outside the British Legion in Starcross to a suitable location on The Strand subject to agreement from the original fundraisers, the school and a suitable location being approved

Proposer: Cllr Williamson; Seconder: Cllr Cadbury

AGREED UNANIMOUSLY to move the defibrillator from outside the British Legion in Starcross to a suitable location on The Strand subject to agreement from the original fundraisers, the school and a suitable location being approved

- 12.3 Proposal: To approve up to £500 from the precept to facilitate the cost of moving the defibrillator, purchase of new wall box and installation

Proposer: Cllr Williamson; Seconder: Cllr Cadbury

AGREED BY MAJORITY (1 against, 1 abstention) to approve up to £500 from the precept to facilitate the cost of moving the defibrillator, purchase of a new wall box and installation.

120721.13 COUNCILLORS' PROJECTS
None

120721.14 CORRESPONDENCE
None

120721.15 DATE OF NEXT MEETING
The next meeting of the Parish Council is to be held on Monday 13 September 2021 in the Pavilion commencing at 7.40pm.

SIGNED:
Chairman of the Parish Council

DATE: 13 September 2021

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 – 12 July 2021

Summary of Bank Balances at 11 July 2021	
Current (C)	£26,095.36
Pavilion Trading (P)	£16,286.60
Allocated Reserves (A)	£51,655.71
Total	£94,037.67

Income: 14 June – 11 July 2021		
Dawlish Utd	£323.40	C
Pavilion hire	£226	P
Pavilion car park traders	£55	P

Payments for approval			
Clerk	Salary & disbursements	£501.82	C
R Grave	Painting of sportsfield shelter	£44.95	C
	Boat park clearing and tidying	£55.00	
		£99.95	
Roadform	Footpath surfacing	£7,108.80	C
S Rastall	Green paint for shed	£35.71	C
S Rastall	Raffle prizes etc for Starcross Together event	£100	C
TDC	Emptying litter bins and litter picking	£4,186.44	C
R Grave	Fire alarm, lighting tests and gutter clearance (quarterly)	£54	P
PPL PRS Ltd	Pavilion music licence	£145.20	P

Direct Debits: 14 June – 11 July 2021			
Natwest (15/06/21)	Bankline fees	£23.60	C
Post Office (9/7/21)	Pavilion telephone and internet	£18	P
Opus (21/06/21)	Pavilion electricity	£46.47	P
Opus (28/06/21)	Pavilion gas	£21.03	P
Biffa (21/6/21)	Waste bin at Pavilion (rental & collection)	£47.94	P
Pennon Water (1/7/21)	Pavilion water	£61.34	P

Clerk (July)	Salary	Tax	Net	Disbursements
Salary	£472.85	£0	£472.85	-
Telephone and Internet	-	-	-	£5.00
Using home as an office	-	-	-	£8.67
Mileage @ 45p per mile				£15.30
TOTAL				£501.82