



Starcross
Parish Council

STARCROSS PARISH COUNCIL

Minutes of a Meeting of Starcross Parish Council held in Starcross Pavilion on Tuesday 12 March 2024 at 7.30pm

Present:

Cllrs Hopper (Chairman), Allen, Cadbury, Chase, Coupe, Eyre, Lovell, McNally and Pegg

Also present:

Suzanna Hughes (Clerk), County Cllr Connett, District Cllr Taylor and five members of the public

RESIDENTS' QUESTION TIME

The Chairman invited questions/comments from residents.

Two residents summarised their submission to TDC objecting to the planning application to be considered at item 9.1.1. This can be viewed in full [here](#).

120324.01 APOLOGIES FOR ABSENCE

Members received apologies from:

- Cllr Rastall
- Cllr Williamson

120324.02 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.

120324.03 RATIFICATION OF MINUTES

Members present received the minutes of the Parish Council meeting held on 5 February 2024.

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

120324.04 ACTION REPORT

The Chairman reported as follows:

- The play park bench remains unrepaired. The Chair will ask Steve Chudleigh to advise on if and how it can be repaired.
 - The fencing work in Playpark has commenced.
 - The matter of moving the bus shelter is still being considered
 - Planter - both TDC and Teign Housing have confirmed that the planter is not owned by them. A decision now needs to be made about what to do with it. It is hoped to maintain the area as a meeting place and various ideas are being considered. Whatever is decided, additional funding will be needed. Cllr Eyre advised that TDC are administering the UK Shared Prosperity Fund Arts project grant funding scheme which may be something the Parish Council could access.
 - Well Street – access has been made into the properties. TDC has made contact with the owner who has agreed to bring them up to a liveable standard.
 - There are a couple of issues at the Pavilion including a chipped paving slab on the steps and there is gap on the access ramp. These are going to be resolved in the next few weeks.
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120324.05 CRIME & SPEEDWATCH REPORT
No reports.

120324.06 COUNTY & DISTRICT COUNCILLORS' REPORTS

District Cllr Taylor reported that TDC has now agreed the budget. The increase for an average band D property will be 2.99%, which equates to 11p per week. Up to 100% council tax support will still be available to those households in need. Voluntary grants will be maintained at current levels, a blue badge parking permit scheme is being introduced and the Councillors' community fund is being maintained at £1,000 each.

County Cllr Connett advised that he had submitted comments to TDC on the Prior Approval application at Hartwell House (24/00195/NPA) and these had been circulated to members for their information.

120324.07 FINANCE AND POLICY COMMITTEE
(Cllrs Hopper, Chase, Pegg and Rastall)

- 7.1 **Financial Report** – members received and noted the financial report 6 February - 12 March 2024 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 Proposal: To agree the allocation of section 137 grants for 2024/25 (applications circulated to Councillors)
Proposer: Cllr Hopper; Seconder: Cllr McNally

AGREED UNANIMOUSLY to allocate funds as follows:

- RBL Poppy Appeal (purchase of poppy wreath) - £25
- St Paul's Church (upkeep of village clock) - £195
- Starcross in Bloom (public liability insurance) - £80

ACTION: Clerk to notify applicants of outcome
FUNDING: Precept

- 7.3 **General Report/Question & Answers**
None
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120324.08 PARKS & GARDENS
(Cllrs Chase, Williamson, McNally and Allen)

Committee Chair Report (Cllr Chase)

- 8.1 Proposal: To agree the maintenance contracts from 1 April 2024
Proposer: Cllr Hopper; Seconder: Cllr McNally

The job specification for the maintenance of the Sportsfield and Strand has been tweaked and a quotation has been received from Plant-Tech.

AGREED UNANIMOUSLY to accept the new quotation from Plant-Tech for 12 months.

The cost of renewing the contract with Tom Greenslade for the maintenance of the War Memorial and Millennium Gardens has not increased.

AGREED UNANIMOUSLY to renew Tom Greenslade's contract.

8.2 **General Report/Question & Answers**

The Strand is very tidy.

Undercutting of shrubs as improved shaping and removed new bramble growth New shrubs are now growing well and starting to fill spaces. The planters are looking their best with spring flowers, well done to the group. The official planters at the north end are empty and need replanting to improve the appearance at the start of the village The Memorial and Millennium garden planters are well cared for. The crocuses have been mowed over again - even with a notice there, a waste of time and money planting them.

Bonhay Park

The play park is undergoing a transformation with an area designed as a more natural environment to explore and appreciate. The grass there is beginning to grow, spring flowers including borage, primroses and daffodils that we have planted are in bloom and the shrubs and saplings are coming into leaf. Seeds of poppy, cornflower, ox-eye daisy and foxgloves are being sown in the edge of the overgrown bank to give colour and height. The remainder of the park has recently been mown. Two donated trees with help provide shade to the main seating area in the hottest months and the small orchard will hopefully bear fruit in time although it was noted how waterlogged the whole area is at present.

The old oak tree that had to be cut down has been very imaginatively shaped by Steve Swift to give us the perfect structures that we needed for the area, so much good has come from its destruction. Other structures, made of different natural materials such as rocks and willow, will hopefully be added later this year after discussion with the Wildlife Group.

The picket fence is under construction and will address the problems that we have had with the necessity by the council for safeguarding children in a public space.

A play area is required by law to be gated in order keep young children safe and to prevent dogs from entering the park area. We need a new information board and notices about dogs not allowed once this work has been completed. We are still trying to find funding for the remainder of the cost and are now looking at grants that promote accessibility to open areas, as these seem more suitable than play-related funding opportunities at present.

All play equipment has been checked and was in good order. The annual RoSPA inspection is due this month.

There are two areas needing attention in the park . The grass has been worn away and there are muddy patches under the swing and at the tower. Seeds were put down under the nest swing last autumn but did not take, probably due to the inclement weather that followed. It seems we may have to consider rubber matting here as the swing is so well-used that grass may not ever survive beneath it.

Boat Park

All in good order. It was noted that it continues to be used much more than it used to be, presumably as a result of the New Road car park.

120324.09 **PLANNING AND DEVELOPMENT** (Cllrs Pegg, Cadbury, Lovell & Zawadzka)

Whole Council to Debate (accompanying documents)

9.1 **New applications/appeals**

9.1.1 24/00172/FUL – Westlake Farm, Kenton
Replacement of existing barns with 4 new dwellings

Members agreed to express concerns about whether the application meets the criteria set out in the Local Plan. It is situated in the open countryside, within the Undeveloped Coast zone and in an Area of Great Landscape Value.

Members also had concerns about access and road safety. Access to the site is down a very narrow, country lane and is inadequate for the additional vehicles associated with this development.

It was also agreed to request that the application is considered and determined by the Planning Committee rather than a delegated officer.

- 9.1.2 24/00191/LBC - Brick House, Brick House Vineyard, Mamhead
Internal and external alterations including alteration to the veranda, the renewal of floors and wall lining, the insertion of underfloor heating, and the replacement of windows, doors, fireplaces and staircase

Members had no objections to this application.

9.2 **Decisions:**

- 9.2.1 23/02184/HOU - 45 Counties Crescent, Starcross
Remodel of dwelling for additional storey

Members noted that TDC has granted conditional planning permission.

- 9.2.2 23/00716/FUL & 23/00717/LBC - Brick House, Mamhead
Re-location of car park and erection of courtyard building, terrace and pergola in association with use as a wedding venue

Members noted that TDC has granted conditional planning permission.

- 9.2.3 23/01877/HOU - Cove Cottage, Starcross
Conversion of upper floor above garage to additional living accommodation and new roof

Members noted that TDC has granted conditional planning permission.

9.3 **Other/General Report/Question & Answers**

- 9.3.1 To clarify the rules relating to applications to determine if prior approval is required for a proposed change of use (The Town and Country Planning (General Permitted Development)(England) Order 2015)

The government sets the National Planning Framework and, in general, tries to support the conversion of redundant, commercial retail buildings for residential use. It has therefore relaxed some of the planning regulations over recent years. Applicants may choose this route for 'change of use' if they believe it falls within the government's guidelines for permitted development. It is then for the planning authority to determine whether it does or not. If they decide it does not, a full planning application would be required and at this point, the Parish Council would be formally consulted.

With regard to application 24/00195/NPA - Hartwell House, Starcross, whilst not directly consulted, members agreed to voice reservations about whether this type of application was correct for this particular development and to express concerns about flooding and the absence of any flood prevention measures in this application.

120324.10 PAVILION & SPORTS FIELD
(Cllrs Rastall, Hopper, McNally and Williamson)

Committee Chair Report (Cllrs Rastall & Hopper)

- 10.1 Proposal: To reimburse Cllr Rastall £23.99 for 2 keys and a pack of blue rolls
Proposer: Cllr Hopper; Seconder: Cllr McNally

AGREED UNANIMOUSLY to reimburse Cllr Rastall £23.99, as proposed.

ACTION: Clerk to refund

- 10.2 Proposal: To reimburse Cllr Hopper £64.97 for items purchased for the Pavilion Café
Proposer: Cllr McNally; Seconder: Cllr Cadbury

AGREED UNANIMOUSLY to reimburse Cllr Hopper £64.97, as proposed.

ACTION: Clerk to refund

- 10.3 Members discussed arrangements for the Cockwood Shanty Festival. A meeting of volunteers will be held on Thursday evening.

- 10.4 General Report/Questions & Answers
None

120324.11 WORKING PARTY REPORTS
None

120324.12 NON-COMMITTEE ITEMS

- 12.1 Devolution Deal Consultation
<https://www.devontorbaydeal.org.uk/>

There were no comments.

- 12.2 'One Teignbridge – Working Together for a Better Future.

Members received and noted an invitation to attend the community leaders workshop:
Tuesday 26 March 2024 (Kenn Centre 10am - 12.30pm or Forde House 6-8.30pm).

120324.13 COUNCILLORS' PROJECTS

There has been some desire expressed on Facebook for a pump track. There is maybe some scope to create something in the village; Cllr Coupe will look into this in more detail and explore possible funding opportunities.

120324.14 DATE OF NEXT MEETING

The next Parish Council meeting will be held on **Tuesday 9 April 2024** in the Pavilion commencing at 7.30pm.

SIGNED:
Chairman of the Parish Council

DATE: 9 April 2024

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 – 12 March 2024

Summary of Bank Balances at 12 March 2024	
Current (C)	£2,673.09
Pavilion Trading (P)	£12,600.48
Allocated Reserves (A)	£69,357.06
Total	£84,630.63

Income: 6 February – 12 March 2024		
Pavilion hire	£906.45	P
Pavilion café	£450.68	P
Sum-up test	£0.98	P
Bank interest (29 Feb)	£79.81	A

Payments for approval			
Clerk	Salary & disbursements (February)	£595.17	C
HMRC	PAYE	£7.00	C
T Greenslade	Grass cutting and maintenance (Strand & War memorial)	£270	C
Powderham Estate	Half yearly rental for Starcross allotments	£105	C
F Eyre	Reimbursement for library labels	£27.77	C
Steve Swift	Tree work	£960	C
Arthur J Gallagher Insurance Brokers Ltd	Insurance policy renewal	£2,199.15	C
J Hopper	Reimbursement for items purchased for Pavilion Café listed at 10.2 (March agenda)	£64.97	P
S Rastall	Reimbursement for keys and blue roll as listed at 10.1 (March agenda)	£23.99	P
T Greenslade	Pavilion - cleaning, fobbing & supplies (Feb)	£191.43	P
Steve Chudleigh	Securing bookshelves to wall and repair kitchen cupboard doors	£50	P

Direct Debits: 6 February - 12 March 2024			
Bankline (15/2)	Banking fees	£23.60	C
PWLB	Loan repayment	£1,598.68	C
Octopus Energy	Electricity 1 Oct 2023 - 31 Jan 2024	£765.17	P
Shell Energy	Pavilion telephone & broadband	£21.99	P
Biffa (26/2)	Waste bin at Pavilion (rental & collection)	£30.53	P

Clerk (February)	Salary	Tax	Net	Disbursements
Salary	£551.25	£7.00	£544.25	
Telephone and Internet	-	-	-	£5.00
Using home as an office	-	-	-	£8.67
Mileage @ 45p per mile	-	-	-	£15.30
Quickbooks	-	-	-	£16.80
1 x ream of paper				£4.15
Sum-up machine test				£1
TOTAL				£595.17