

MINUTES
OF THE FULL COUNCIL MEETING
HELD AT 7.30PM MONDAY 16 JANUARY 2023
AT BISHOPSTEIGNTON COMMUNITY CENTRE, SHUTE HILL



PART I

2896 MEETING GOVERNANCE

.01 Attendance:

i **Present:** Members: Cllrs. Merritt (Chair), Benham, East, Gateshill, Gill, Grimble, Head, Lambert, Shaw Smith & Watson 11/11). Clerk: Mrs. K. Ford. County Cllr. R. Peart, District Cllr. A. MacGregor, PC. Orchard, Sgt. Harvey & PCSO. Bunce and 5 members of the public.

ii **Apologies:** None

.02 Declaration Of Interests: none.

.03 Order Of Business: The Chair proposed allowing public participation to be brought forward to allow members of the public to comment on agenda item 2301.03.03 PLANNING: BAKERS YARD. In addition, this item is to be move to part 2, closed to press and public. Agreed unanimously.

.04 Ratification Of Minutes: Minutes of the meeting of the Parish Council held at Bishopsteignton Community Centre on 05.12.22 were considered. It was proposed and seconded that these be approved as a true and correct record. Agreed unanimously therefore **resolved to approve** and to be signed by the chair.

2897 PUBLIC PARTICIPATION

A resident read a statement regarding the proposal of a pedestrian access from the potential development of Bakers Yard toward the centre of the village. He understood this would cross his land and that the developer believed he had a right of access/permissive path across. The resident was adamant this is not the case and expressed concern that no one representing either the developer or the land agent have attempted to discuss this matter with him. He stated it was very unlikely permission will be granted by him for his land to be used in this way.

Three more resident expressed support for this landowner and similar concerns about the proposed access route, particularly it is not wide enough for both pedestrians and vehicular access to the properties in Happy Valley so would put people in danger.

Another resident questioned the council approach to the agenda item, asking why the information was being kept out of the public domain, could the sensitive information not be stripped out and the remaining shared with residents? The clerk responded that it was in the interest of landowners, who are named throughout the documents, to keep it confidential. The council were asked by the developer's land agent to hold the discussion in a closed session, of which members were advised at the last BPC planning committee meeting and no concerns were raised. Cllr. Watson reminded members of GDPR compliance and the council's duty of care for parishioners.

The chair thanked the public audience for their participation and stressed the council will seriously consider the issues raised during their discussions on Bakers Yard in the closed session.

2899 OFFICIAL REPORTS – NOT ON THE AGENDA

.01 Police Report - PC. Orchard was unable to provide a report of crimes since 1st November due to a major software upgrade at the policing central system. This will be forwarded once complete. He indicated the Teignmouth & Dawlish Rural Neighbourhood Gazette would be published on the first of each month; the clerk to upload to the BPC website. <https://www.bishopsteignton-pc.gov.uk/community-policing/> It was reported that 2023 will see the introduction of police advocate discussion sessions which will be held online and representatives from neighbouring towns, parishes and communities shall be invited. Further details to be provided in due course.

A new member of the team was introduced. Sergeant Rob Harvey will be working alongside Saul and Clarke in the Teignmouth & Rural team.

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.02 DISTRICT COUNCILLORS REPORT

Cllr. MacGregor report verbally to the meeting on the recent TDC full council meeting when it was resolved to approve the latest local plan for final public consultation before being submitted to the inspectorate. He had voted against this version due the lack of safe access, both vehicular and pedestrian, to and from the potential developments at Bakers Yard and South of Forder Lane. He felt it important to express concerns and make objections at this stage, before any application for outline permission, and subsequently, reserved matters are submitted.

Cllr. Benham questioned why the local plan still included previously set nation housing targets when these are to become advisory rather than mandatory. Cllr MacGregor advised the status from mandatory to advisory policy was still to be passed by central government and as the Teignbridge Local Plan is still in the consultation phase the changes could not be implemented. He added that wording within the draft plan does indicate at the status and level of these target change as will the target of the district council.

Cllr. Benham asked how the TDC and Southwest Water (SWW) intend to deal with addition waste water and sewerage from all the new properties to be build when records show the current system is almost at full capacity and the infrastructure is insufficient. Cllr. MacGregor agreed, sharing these concerns. He advised that the Water Services Regulation Authority, OFWAT, is recommending regular assessment meetings between themselves, the developers, SWW and the District Council.

Cllr. MacGregor reported he has Community Councillors funding available to grant to any community project looking for support. Application can be made directly to TDC via the website, details to be shared on BPC website and social media by the clerk. <https://www.teignbridge.gov.uk/community-and-people/communities/community-funding/apply-for-a-councillors-community-fund/>

.03 COUNTY COUNCILLOR REPORT

Cllr. Peart advised a full report will be provided in time for the February BPC meeting. Being mid-January he had nothing new or significant to report currently. A reminder that DCC will be setting and publishing its 2023-24 budget in February.

Cllr. Benham asked Cllr. Peart for a clear explanation as to the possible uses of the funding recent awarded to DCC for the encouragement of active travel. He will investigate and report back to the council.

2900 FINANCE

.01 Payments:

- a. It was proposed and seconded, that the payments to be made between 01.01.23 and 10.01.23, in accordance with '2301 Retrospective Payment Authorisation' be approved retrospectively. Agreed unanimously therefore **RESOLVED**.
- b. It was proposed and seconded, that the payments listed in '2301 Payment Authorisation' be approved and processed by the clerk. Agreed unanimously therefore **RESOLVED**.

.02 Monthly Finance Statements:

A statement for the period ending 31.12.22 had been forwarded to members. No questions were raised therefore this was **NOTED** by members and signed by the chair. Clerk to publish both on the BPC website.

.03 2023-24 budget & precept:

Members were provided with papers prior to the meeting showing the breakdown of the proposed 2023-24 budget & precept. These were discussed. Cllr. Benham expressed concerns about raising the precept by 7.7% when she is aware that the cost-of-living crisis is affecting some families in the village. She questioned staffing costs and rent for the Community Centre. The clerk and the chair explained these budgets and why they were necessary. The clerk and District Cllr. MacGregor reminded that various cost

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of living support funding is available as well as Council Tax Reduction schemes, information can be found on the TDC website, and the clerk would share these on BPC social media. The chair added that the increase equates to an annual increase of £5.09 to a band D property and this is not as much as inflation. Cllr. Lambert asked if funds from the burial account could be drawn for use to maintain the Churchyard of St Johns Church. The clerk explained why this was not appropriate.

It was proposed by Cllr. Shaw, seconded by Cllr. East to resolve to approve the following recommendations made by the BPC Finance Committee from its meeting held 09.01.23:

- a. that Bishopsteignton Parish Council set a budget of £74,961 for the next financial year in accordance with the breakdown provided.

FOR: 9, AGAINST: 1, ABSTAIN: 1, therefore **RESOLVED**.

- b. that Bishopsteignton Parish Council claim a precept from the principal authority, Teignbridge District Council, of **£70,009**, this being the budget above less burial charge of £4,952 in accordance with the breakdown provided (a 7.7% increase on the precept claim of 2022-23).

FOR: 9, AGAINST: 1, ABSTAIN: 1, therefore **RESOLVED**.

.04 Community Infrastructure Levy Policy:

Members reviewed the draft policy which had been circulated prior to the meeting. Following an amendment to a minor omission it was proposed by Cllr. Shaw, seconded by Cllr. Smith, to adopt this policy for use with immediate effect. Agreed unanimously therefore **RESOLVED**.

2901 PLANNING:

- .01 **Concerns regarding Teignbridge Planning Department:** Following the response submitted last month a meeting of Teignbridge Town & Parish council representatives was arranged to further discuss their concerns and formulate and propose a way forward. Cllr. Shaw offered to attend as BPC representative for which he was thanked.

- .02 **New Application:** The following application was considered, and it was proposed, seconded, unanimously agreed and therefore **RESOLVED** for the comment below to be sent to Teignbridge District Council as the Local Planning Authority:

App Ref: 22/01876/FUL - Teign View Farm, Higher Exeter Road TQ14 9NX

Proposal: Conversion of two barns to three dwellings

BPC Comment: No objection.

2902 CLERKS REPORT

The clerk provided a report, available to download from the website. The following matters were considered further:

- .01 **Teignbridge Local Plan Consultation:** The clerk acknowledged this upcoming consultation and would make known all relevant documents and links to respond to the consultation. BPC will form a response at the BPC Planning Committee meeting to be held 20.02.23, to be concluded at the full council meeting to be held 06.03.23 before submission to TDC.

- .02 **Bishopsteignton War Memorial:** Cllr. Gill offered help to the clerk, for when all quotes for required works are received and an application for funding is prepared, for which he was thanked.

- .03 **Meeting Times:** Cllr. Grimble queries the start times of future meetings; the clerk confirmed the following:

- Full Council meetings start at 7.30pm
- Planning Committee meetings start at 7.00pm

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2903 SAVE TEIGNMOUTH HOSPITAL CAMPAIGN

Members considered a request to further support the campaign.

It was proposed by Cllr. Benham, seconded by Cllr. Head, that BPC continue to support the campaign and write to Cllr Sara Randall-Johnson, the Chair of the DCC HACSC, saying that you wish to have the case for Teignmouth Hospital referred to the Secretary of State on medical grounds to see if the proposal is in the best interest of local residents.

FOR: 10, AGAINST: 1. Therefore **RESOLVED**.

THE CHAIRMAN CLOSED PART I OF THE MEETING AT 9.10 PM

PART II

In accordance with the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media were excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business transacted.

2904 BAKERS YARD

Members considered a request, received 15.12.22, from McMurdo Land Planning and Development Ltd, for in principle support for a proposed pedestrian access route between the potential development at Bakers yard and the village centre. Documentation showing the proposed route which is similar to that indicated at the site visit previously held, copies of registered landowners for surrounding land, and a draft transfer of registered title.

Members viewed these documents and considered these alongside the issues raised by the public in PART I of the meeting.

It was clear that there may be possible disputes over the right of access/permissive path across land registered as Badgers Sett, the clerk advised it was not the councils place to be involved in this nature of civil disputes, it should involve both the landowners' solicitors only.

The path, although only an initial in-theory proposal, it unlikely to be a safe route for pedestrians as it is currently used as vehicular access for properties in Happy Valley. Should the number of users increase, possible using pushchairs or mobility scooters for example, there will not be enough passing space.

Although only in-principle agreement is requested BPC members are uneasy to offer support without details of surfacing, width, lighting and other such physical details of the proposed path. Furthermore, members have concerns over ensuring maintenance, in perpetuity, of any provision.

Therefore, it is proposed by Cllr. Gateshill, seconded by Cllr. Merritt, that BPC do not support the development in principle and will not consider or comment on this matter again; at least until a full planning application is submitted to, and validated by, the Local Planning Authority. Agreed unanimously therefore **RESOLVED**. This motion to be advised to the land agent by the clerk in response to their request.

THE CHAIRMAN CLOSED PART II OF THE MEETING AT 9.35 PM