

**MINUTES OF THE TEDBURN ST MARY PARISH COUNCIL MEETING HELD IN THE  
JOHN BROMELL ROOM AT TEDBURN ST MARY VILLAGE HALL ON MONDAY,  
4<sup>TH</sup> MARCH, 2024 AT 7.30 PM**

**PRESENT:** Chair Cllr L. Taylor, Cllrs J. Putt, P Moody, L. Cole, K Wilson, T Woodley, J. Dixon, S Rodda, M. Tribe. H. Trump. Clerk, J Clark. Devon County and 21 members of the public. Teignbridge District Cllr Andrew Swain (part)

1. **Open Forum** – Members of the public asked for parish council’s continued support for the Save the Red Group’s application for ACV status and reiterated their objections to the planning application for the Red Lion site, as follows:-
  - Two pubs have operated for many years in the village.
  - Having two pubs supports local community needs, employment and choice.
  - Properties of neighbouring houses expressed their concern about the sewage system with some properties having experienced sewage ingress in the recent past.
  - Concerns about pedestrians if the properties are converted because there are no pavements on either side of the road fronting the site.
  - It is not in keeping with the Local Plan which has a commitment to development being in keeping with the village.
  - There is little provision for parking and concern about safety for vehicle access.
  - While there is street parking in the village the Red Lion site is located on the main road through the village and creating a need for increased parking will inevitably cause hold ups, restrict driver’s view, cause pedestrians to go out into the road and, as previously noted, there are no pavements at this point in the village.
  - When there is a closure on the A30, the road where the site is situated is the main thoroughfare and increased parking will cause congestion problems, the traffic is often at a standstill in Tedburn St Mary when traffic is re-routed off the A30.
  - The proposed development is not in keeping as the gardens are to the front of the proposed dwellings and this is not in keeping with the current appearance of the village.
  - There is concern that an historic sewage problem, going back 70 years. At this point the Chair responded that the parish council has written to South West Water about this who had replied that the village is served to its appropriate capacity. There was general distrust with the SWW’s comments.

Open Forum closed at 1950

2. **Apologies and reasons for absence for approval.** DCC Cllr J Brook. TDC Cllr and Purser.
3. **Declarations of interest.** None
4. **Co-option to Tedburn St Mary Parish Council of Harry Trump.** Approved UNANIMOUS by a show of hands.
5. **Planning.**
  - 5.1. **23/01987/HOU Greystones , Tedburn St Mary** Single storey annexe. Following a discussion the council resolved to support the application. Unanimous by a show of hands.
  - 5.2. **24/00265/FUL Red Lion Inn, Road Past Coate Farm, Tedburn St Mary.** Change of use and conversion of public house and one flat into four houses with associated garden and parking including demolition of single storey extensions and retention of an EV charging facility.

A discussion ensued and there was concern about the development for the following reasons:

Gardens being to the front of the buildings would change the character and look of the village as well as the potential impact of the installation of trampolines and washing lines. The gardens cannot currently be situated at the back as there is no land available.

The planning statement is incorrect as the sewage pipes are not located as shown.

Visibility on this main road through the village is an issue already and conversion of the site to residential use will increase the number of cars likely to take the option to park on the road; there are no reasonable alternatives.

If you look at the proposed car park, there are only two car spaces for visitors. The proposal creates 5 new homes so it is inevitable there are times when more than two visitor spaces are required. There is no reasonable car parking alternative to this site and it is inevitable that cars will park on the road, which, as said before, has no pavements and thus risking both driver visibility of pedestrian safety.

If the residential and two visitor car park spaces are full it restricts space and as the exit must be left in forward gear how will vehicles negotiate this, reversing out onto a congested main road is impossible to do safely.

The parish council are sceptical that the sewage services are able to take on increased output despite SWW response, empirical evidence would prove otherwise.

Use of the electric vehicle point usage be reduced because it is likely the residents of the site will be using the EV point.

*Chair suspended Standing Orders at 1957 to take comments from the public.*

The owner of the site said the EV point is limited to one hour a use. Members of the public pointed out this may be in principle but not their experience in practice in similar situations.

A councillor asked the owner about a wall on the east side of the development. The owner replied that the new wall will be 1.1 m. Owners of the neighbouring property said this will cause problems with visibility when exiting their drive.

*Standing Orders reinstated at 2001.*

The council resolved not to support the application by a show of hands – vote was 2 for and 8 against.

### **Planning Decisions:**

**5.3. 3/02164/FUL.** Lower Uppacott Farm, Bramleys, Tedburn St Mary. Change of use of agricultural outbuilding to holiday let accommodations. Granted by Teignbridge District Council.

**5.3 23/01533/LBC.** Hores Uppacott, Tedburn St Mary Devon. Insert three new timber windows and internal alterations. Granted by TDC

6. **To approve the minutes of the Parish Council Meeting held on 8<sup>th</sup> February, 2024.**  
Approved by a show of hands. 1 abstention (absent) and 9 for.
7. **Reports from Devon County, Teignbridge District and parish councillors and clerk.**  
Shared prior to the meeting. Clerk's report. The grit bin at Moor Park is now installed and

filled. The clerk has requested the Highways Officer to be placed on the DCC list for refills. The broken bench on Four Oaks Road has been removed. The placing of warning signs for drivers to approach and pass horses with care and according to the recent new legislation was discussed with the Highway's Officer who advised the clerk to contact DCC to see if light posts can be used for display and that the height of the signs must not interfere with heavy traffic wing mirrors, such as on agricultural vehicles and lorries. **CLERK TO ACTION**

**8. Correspondence.** Request for funding to improve the bus stop areas located at Woodlands. Cllr Cole to look at the site and clerk to add to next agenda. **CLLR COLE AND CLERK TO ACTION.**

**9. To consider the installation of covered seating area for the Millennium Orchard, its installation and creating dry surface area to include installation and associated costs.** The parish council is raising funds towards covered seating through a raffle and proceeds will be shared between the Little Chapel and the Millennium Orchard. The request for the covered seating area comes from the Millennium Orchard Committee which is liaising with those that use the site. There is currently no covered seating area. Community Infrastructure Levy money has been received by the parish council which would cover the cost. Following a discussion, the council resolved to install one covered seating area to monitor use to see if there is a requirement for a further area and that the CiL money would be used to meet the cost. **UNANIMOUS by a show of hands. MILLENNIUM ORCHARD COMMITTEE AND CLERK TO ACTION.**

**10. Outstanding action points update.**

- Setting up of Speedwatch Group – Update from Cllr Woodley. Training course pending for Cllr Woodley who is leading this project.
- Repair of gate into the woods at Frankford is broken and gate at Thornwood needs repairing on the field side of the bridge. Cllr Putt and Cllr Taylor. Carried forward and Cllr Putt to report to DCC.
- Infrastructure Committee update. First meeting 19<sup>th</sup> March 2024. (Complete)

*Chair suspended Standing Orders at 2030 to take TDC Cllr Swain's comments.*

He previously shared a report with the council. Planning applications are being outsourced to an agency to address delays. He has requested that the Red Lion planning application goes to committee and reminded the Clerk that the council will need to reapply. **CLERK TO ACTION**

*Chair reinstated Standing Orders at 2035.*

**11. Payments for approval.** Unanimous by a show hands.

Date	Supplier	Description	Amount	VAT	Total
4.3.24.	Jane Clark	Clerk's salary, home office, phone	£725.50	No	£725.50
4.3.24.	HMRC	Clerk's PAYE & Employer's NI	£192.31	No	£192.31
4.3.24.	DCC Pension Fund	Clerk's Pension	£59.43	No	£59.43
4.3.24.	David Yelland	Village maintenance – (5 weeks)	£550.00	No	£440.00
4.3.24..	VisionICT	Annual hosted email	£36.00	£7.20	£43.20
4.3.24.	Tedburn Times	Print donation	£400.00	No	£400.00

4.3.24..	TSM Village Hall	Hall Hire for meeting	£21.00	No	£21.00
4.3.24.	Jane Clark	Second half year travel 236 miles at 45p per mile = £106.20 and office expenses £87.78 =	£193.98	No	£193.98

Meeting closed at 2039.