

Minutes of the Tedburn St Mary Parish Council held on Tuesday 6th May, 2025 at Tedburn St Mary Village Hall at 7.30 pm

Present: Chair Cllr L Taylor, Vice Chair Cllr J Putt and Cllrs S. Rodda, K. Wilson, H. Trump, C Stacey and 3 members of the public.
Attending. Clerk. J. Clark

1. **Open Forum** – Marcel Venn introduced himself to the council and members of the public. He is managing director of Marcel Venn Associates, the developer seeking planning permission to build 40 homes on a site on Six Mile Hill. The parish council, through the Chair, asked the following questions.

a. Could you give the Council an update on the proposed development and a timeframe if possible? Site should be allocated formally in July/August and he will report back to the parish council. He is waiting to hear from Teignbridge District Council as to the number of houses allocated.

b. What plans are there for the development of infrastructure within the site and its impact on the surrounding area, including connective footpaths, streetlighting and the impact on light pollution. What mitigation is there for congestion at Rose Cottage and the roundabout? It is too early in the process to be able to answer these questions in detail but he will report back when there is progress.

There is no information currently available regarding light pollution.

£85K has been set aside to develop a footpath. Traffic surveys have been carried out and the engineers believe the road will accommodate the footpath without adversely affecting road users.

c. What are the plans for sewage disposal and will this have any impact on the Lillybrook. Has an ecological survey of the Lillybrook been carried out, and will there be ongoing future surveys? Will these be independently monitored? Sewage can either be collected at the bottom of the site or could be collected at the top of the site and put into the mains.

This work has yet to be done and sewage capacity is available for the site.

d. What will happen to surface water, and how will the developer ensure that surface water run off does not cause flooding below the site? The developer said that the run off can be no greater than what happens currently. This is a requirement of the planning process and will be addressed.

e. How many Affordable homes are planned to be included in the development and what is the anticipated price range of all the properties? This will be policy compliant, so it will be 30% of the total number of houses of which 50% will be for rent and 50% shared ownership. With regard to price range, it is difficult to say because very few houses have been on the market in the village.

f. Parking – how many parking spaces will be available to each property and for visitors, and will properties have garages? The Council do not want to have vehicles parking on a busy road. If parking is not adequate, where does the Developer anticipate residents parking? The developer said it would be similar to the development at Cheriton Bishop, with which he is also involved, where parking spaces will reflect the type of homes. For example, 3-4-bedroom homes will have more parking spaces than 1-bedroom properties. Every unit will have parking spaces and some may have garages.

g. Would the Developer consider developing the existing play area at the Recreation Field, rather than including one on site? The developer said he would consider the option to support the existing recreation field and will liaise with the council as the process develops.

h. Are you planning to keep the existing hedges. The developer said they would and the trees will remain. . There may be a gate placed to give access to the recreation field.
Open Forum closed at 1953

2. **To approve co-option of new councillor.** The council resolved unanimously by a show of hands to co-opt Lesley Cole as a member of the council and Cllr Cole signed the Declaration of Office.

3. **Apologies and reasons for absence for approval.** TDC Cllrs Swain and Purser and PC Cllrs Dixon, Woodley. Approved
4. **Declarations of interest.** None
5. **Parish Consultation. 25/00492/CONSLT.** Removal of 12 public payphones (proposed removal of telephony and locking of kiosk) BT Payphones Team. One of the 12 phones is located at Pathfinder Village. Cllr Cole reported that the Pathfinder Village Residents' Association (PVRA) have discussed this and do not have any issues with the removal. Avondale were also consulted. Avondale said that they believe one of the conditions of the park was that it should have a phone box on site but they will look into this. Cllr Cole reported that only 8 calls were made last year and none of those were emergency calls. Following a discussion the council agreed not to comment and to leave the decision to the local authority.
6. **To approve the minutes of the April Parish Council meetings as a true record.** The council resolved unanimously by a show of hands to approve the minutes.
7. **To consider and approve Section 1 of the Annual Governance Statement 2024-2025.** The council resolved unanimously by a show of hands to approve Section 1 of the Annual Governance Statement 2024-2025.
8. **To consider and approve Section 2 of the Accounting Statements 2024-2025.** The council resolved unanimously by a show of hands to approve Section 2 Accounting Statement 2024-2025
9. **To approve the date for the provision of the Exercise of Public Rights 2024-2025.** The council agreed that the dates for the provision of Exercise of Public Rights 2024-2025 will be Tuesday 3 June to Monday 14 July 2025. All documents will be published on the parish council website to meet the requirements of the audit. **CLERK TO ACTION**
10. **To review and approve Standing Orders and Financial Regulations (including new model documents) and all other formal documents as published on the parish council website.** The council approved the documents unanimously by a show of hands subject to the amendments and additions required by the review and forwarded to the clerk. **CLERK TO ACTION**
11. **Reports from Devon County and Teignbridge District Councillors.** None
12. **Reports from parish councillors and clerk.** Cllr Cole is writing to Highways regarding the risk assessment for the Woodlands bus stop work.
Clerk shared the bank reconciliation as at 30 April which was approved by the council unanimously by a show of hands. **CLERK TO INCLUDE A BANK RECONCILIATION ON THE AGENDA EVERY MONTH FOLLOWING 2025 INTERNAL AUDIT REPORT.**
13. **Request for funding solar lighting in Cheriton Bishop.** Following a discussion the clerk was asked to respond as follows. The council's budget for the year 2025-2026 does not accommodate ad hoc requests for donations. When Cheriton Bishop PC have a specification and timescale then they are asked to reapply before November 2025 so this can be taken into consideration during the 2026-2027 budget round.
14. **Payments for approval.** Council resolved unanimously by a show of hands to approve the payments as shown below

Date	Supplier	Description	Amount	VAT	Total
2025 05 06	Jane Clark	Clerk's salary	758.32	No	£758.32
2025 05 06	DCC Pension Fund	Clerk's pension	£254.05	No	£254.05
2025 05 06	HMRC	Clerk's PAYE & employer's national insurance	£206.50	No	£206.50
2025 05 06	TSM Village Hall	Hall hire arrears x 3 meetings	£54.00	No	£54.00
2025 05 06	David Yelland	4 x village maintenance and emptying play area bins and disposal	£605.00	No	£605.00
2025 05 06	DALC	Annual subscription	£518.00	£75.59	£593.59
2025 05 06	Playsafety	Annual Play Area inspection	£80.00	£16.00	£96.00
2025 05 06	Fry & Son	Post Mix, tarmac repair pack, rubbish sacks.	£17.50	£3.50	£21.00
2025 05 06	Penny Clapham	2024-2025 Internal Audit, report and travel	£124.50	No	£124.50