

Gulworthy Parish Council

Minutes of ordinary meeting held on Monday 2nd February 2026 at Gulworthy Parish Hall

No 188

These minutes are provisional until they are agreed and signed by the chair at the next meeting of the parish council.

Councillors present – Cllr K Royston (Chair), Cllr K Steer (Vice Chair), and Cllr J Hamilton

In attendance: DCC Cllr Sellis,
Lucie Moorse, Parish Clerk

Five members of public in attendance

Meeting opened 7.30pm

1. **Chair's welcome** – Cllr Royston opened the meeting and welcomed Councillors and members of the public.
2. **Members of the public.** The Chair explained that the first part of the meeting was for members of the public and invited everyone present to introduce themselves. Members of the public attending were largely present to speak about the planning application at land adjacent to Callington Road, Tavistock.
With the agreement of the Council, the Chair allowed members of the public to address the planning application ahead of the formal planning item, in view of the high level of local interest.
3. **To accept apologies for absence** - Apologies received and accepted from Cllr Edwards, Cllr Lister and Cllr Wearing.
Apologies also received retrospectively from Cllr Angela Blackman
4. **Dispensations & Declarations of Interest**
None
5. **Minutes of previous meetings 186 and 187 to be approved and then signed by the chair as a true and accurate record of that meeting** - *To accept as a true record the minutes of the meetings of the Parish Council held on 1st December 2025 and 5th January 2026.*
The Minutes of the Meeting No. 187 5th January were duly approved and signed by the Chair as a true record. Proposed by the Chair and seconded by Cllr Steer, Vice Chair. The Minutes of the Meeting no. 186 1st December 2025 are pending amendments to be confirmed by the Chair.
6. **Matters Arising from the Minutes of the last meeting.**
The Clerk reported on actions from the previous meeting, including follow-up regarding the Parish Hall.
7. **Planning:**
 - 7.1 **Planning applications received to-date:**
 - 7.1.1 **Ref: 3771/25/OPA – Land adjacent to Callington Road, Tavistock**
Outline planning application for up to 120 dwellings (Abbotsfield / Callington Road area) – public representations and Parish Council response.

Parish Councillors

Kate Royston (Chair), Katherine Steer (Vice Chair).

Jim Hamilton, Daniel Edwards, George Lister & Emma Wearing

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Public representations (given earlier in the meeting)

Members of the public, including representatives of the TRACE group (Tavistock Residents Against Callington Road Development), set out strong objections to the proposal, raising in summary the following material planning concerns:

- The site lies outside the Tavistock Neighbourhood Plan area for allocated housing and was not identified for development in the plan endorsed by local residents.
- Highways and pedestrian safety on Callington Road, including very narrow pavements in places, existing congestion and roadworks, and risks to pedestrians, mobility scooter users and those with pushchairs.
- Visual impact on the approach to Tavistock as a gateway to the Cornwall and West Devon Mining Landscape World Heritage Site, including the loss of historic Devon hedge banks and changes to key views defined by existing mature trees.
- Questions over contaminated land (including references to known arsenic contamination in nearby land) and the adequacy of surveys submitted with the application.
- Concerns about electricity infrastructure, including the 33 kV line that crosses the site and the lack of resilience at Tavistock's primary substation, with a view that further development should not proceed without appropriate network assessment and upgrade.
- Surface water drainage, with fears that runoff from the site could increase flood risk to lower-lying areas such as the existing Bovis estate and the sawmill.
- Parish boundary and jurisdiction issues, with residents noting that most of the site lies within Tavistock parish, with only a very small area falling within Gulworthy, and querying why the application is being treated as a Gulworthy application.

Members of the public also referred to:

- The scale of public concern, including a local leaflet, a Facebook group with several hundred members, and numerous objections submitted to the planning portal.
- Previous issues with nearby developments (e.g. enforcement cases in respect of signage and use of education land for sales offices).

Parish Council discussion and resolution

Councillors discussed arrangements for preparing a coordinated response to the proposed housing development. It was agreed that a core group would meet to draft a structured objection before wider circulation to all councillors, ensuring those not previously involved have opportunity to contribute. The scale and complexity of the application were noted, particularly the need to review highways, drainage, contamination and infrastructure reports in detail.

Councillors further noted that Tavistock's Neighbourhood Plan, recently adopted, does not allocate the site for housing. Concern was also expressed that much of the proposed development appears to fall within Tavistock parish, and clarification is being sought as to why West Devon Borough Council has identified Gulworthy as the lead parish for consultation.

It was **RESOLVED** that Gulworthy Parish Council:

1. **Objects** to the application at this stage on the grounds that:

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- The proposal is contrary to the Tavistock Neighbourhood Plan, which does not allocate the site for housing; and
 - There is uncertainty regarding parish boundaries and the treatment of the proposal as a Gulworthy application when most of the site lies within Tavistock.
2. **Requests an extension** to the consultation period beyond 26th February to allow full review of the documentation and further engagement with residents and stakeholders. The Clerk will write to the Planning Officer seeking an extension so the matter can be considered in more detail at the Annual Parish Council Meeting on 9th March 2026.
 3. **Intends to submit further detailed comments** in due course, drawing on technical evidence and representations from residents and partner organisations, including matters relating to highways safety, drainage, contaminated land, electricity infrastructure, landscape and heritage impact, and cumulative development pressures around Tavistock.

The Chair thanked the members of the public for attending who left the meeting at 8.08pm.

7.2 Planning applications received after publication of this agenda – None

7.3 Planning decision- conditional approval noted Ref.3530/25/LBC Chapel Cottage, Mill Hill

Members also discussed future meeting arrangements. It was proposed that full council meetings move to a bi-monthly cycle (January, March, May, June, September and November) with a planning committee managing urgent matters between meetings. The Annual Meeting will be held on Monday 9th March in the Parish Hall, with housing, broadband and traffic matters addressed before the annual business to encourage public participation. Guest speakers are to be invited, including broadband providers and Sergeant Ottley to report on local policing and traffic concerns. The Clerk was asked to re-arrange the booking of the Parish Hall and availability for the hire from 6pm to 10pm on the 9th of March.

8. DCC Cllr Sellis:

Cllr Sellis advised that they will be submitting a motion to Devon County Council to establish a more structured process for the use of Community Payback hours, which have been underused since COVID-19. They are working with senior officers and the Probation Service to enable Parish Councils to safely host supervised community work projects.

Concerns had also been raised regarding proposed reductions to library opening hours, highlighting inconsistencies between usage data and suggested closures, including the proposal to close Tavistock Library on its busiest day. While acknowledging the value of volunteers, Cllr Sellis cautioned against over-reliance on them to maintain core services.

Cllr Sellis further noted positive ongoing collaboration with the local MP, which continues to deliver benefits for residents. Cllr Sellis will clarify a confusing £200 grant offer from Crime Stoppers.

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9. WDBC Cllrs Saxby - no report received

The Chair thanked DCC Cllr Sellis for her report, who then left the meeting at 8.55pm.

10. Gulworthy Cllr reports – *for information only*

Members noted the circulation of a road safety questionnaire by Sergeant Ottley to help gather local evidence. The importance of collecting accurate information and working collaboratively with Sergeant Ottley and Paul Richardson was emphasised.

Updates were provided for inclusion in the draft newsletter, including details of the Annual Meeting. Concern was raised following an incident in which a parent was struck by a speeding vehicle near the school, underlining the need for prompt reporting and continued liaison with the police to address safety issues.

Councillors also highlighted ongoing problems with dangerous potholes past The Copper Penny Inn, Chipshop, which have led to several vehicle incidents and slow repairs. Residents are encouraged to report highway defects to the relevant authorities to support timely action.

11. Burial ground

The Clerk updated the Councillors on mole activity within the Cemetery. Four photographs documenting mole activity have been sent and the traps are scheduled to be placed very shortly. The Clerk also confirmed communication with Dr Porter's enquiry, apologised for the delay and would address the issue in the immediate future.

12. Finance - *To approve the list of payments (to be tabled at the meeting) LGA 1972 s150 (5)*

The Clerk respectively asked if the Councillors had any objections to her proposal concerning the financial records to be transferred "word to excel" versions to improve accuracy and reporting. This was agreed by all present. The Q2 budget has been prepared. The payment schedule, including the ICO fee, and the bank reconciliation were presented and approved under the current banking arrangements.

12.1 – Payments Schedule to be approved –

PAYEE	AMOUNT	DESCRIPTION
Derek H Ross	£60.00	Aug-Dec 2025 Invoice: Mole catching
Mrs L Moore	£306.04	Parish Clerk January 2026 Salary including WAH allowance
HMRC	£73.40	Tax £73.40 'Er NIC £0
Gulworthy Parish Hall	£25.50	December PC Meeting. Inv 821

It was proposed by the Chair to authorise the above payments via BACs, seconded by Cllr Steer and agreed by all.

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12.2 Bank reconciliations – RFO report 188 – 2nd February 2026

The Clerk presented Bank Reconciliation together with “Items of Expenditure” and “Bank Account Receipts” for the period to 31st January 2026 regarding the financial year 1st April 2025 to 31st March 2026. (Attached to the Minutes under Appendix A)

Proposed by the Cllr Hamilton to approve RFO Report 188, seconded by Cllr Steer, agreed by all.

13. Broadband update

The Council received an update on ongoing broadband work within the parish, including liaison with providers and preparations for a future public meeting to discuss broadband provision alongside planning and other key issues. It was agreed that broadband should remain a standing item due to its importance to residents and local businesses.

14. Highways

Councillors discussed highways issues, including:

- current and planned roadworks and their impact on access to and from the parish;
- concerns about road signs, visibility and general road safety;
- ongoing discussion about the roundabout and associated traffic movements near Tavistock.

Matters requiring action would be referred to Devon County Council Highways and, where appropriate, highlighted at future public meetings.

15. Gulworthy Farm Cluster Meeting-

No update was available at the moment as awaiting some responses and it was agreed that this item could be addressed at the Annual Meeting, with the option of convening a special meeting should new information arise.

16. Any Other Business

Members agreed that the Parish Council should submit a formal response to the ongoing library consultation, emphasising that Tavistock Library is an essential service and that its opening hours should not be reduced.

No further business was raised, and the Chair formally closed the Meeting at 9.40pm.

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