

# Gulworthy Parish Council

## Minutes of ordinary meeting held on Monday 9<sup>th</sup> March 2026 at Gulworthy Parish Hall

No 190

*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), Cllr J Hamilton, Cllr D Edwards, and Cllr G Lister

**In attendance:**

**Lucie Moorese**, Parish Clerk

Four members of public in attendance

### Meeting opened 9.04pm

#### 1. Chair's welcome

Cllr Royston welcomed everyone to the meeting and explained that a shorter agenda had been set to allow the Council to focus on key planning and finance items while still allowing time to hear from members of the public. She then invited everyone present to introduce themselves. Three of the members of the public attending were largely present to speak about the planning application at land adjacent to Callington Road, Tavistock.

#### 2. Members of the public

Members of the public were invited to speak during the planning item relating to Abbotsfield so that their comments could be heard in context alongside the application.

#### 3. Apologies for absence

Apologies for absence were received and accepted from Cllr E. Wearing; WDBC Cllrs Blackman and Saxby and DCC Cllr Sellis.

#### 4. Dispensations and declarations of interest

None

#### 5. Minutes of previous meeting 188 to be approved and then signed by the Chair as a true and accurate record of that meeting -

It was noted that one minor amendment was required to the Minutes 188, relating to a reference involving Mr. P. Richardson, which would be crossed out and initialled by the Chair.

Subject to this amendment, it was proposed by Cllr Steer, seconded by Cllr Lister and resolved that the minutes of the meeting held on 2nd February 2026 be approved as a true and accurate record and signed by the Chair.

#### 6. Matters arising from the minutes

There were no matters arising from the minutes of the previous meeting that were not covered elsewhere on the agenda.

#### **Parish Councillors**

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

Jim Hamilton, Daniel Edwards, George Lister & Emma Wearing

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## 7. Planning

### 7.1 Planning applications received to date

7.1.1 Ref: 3771/25/OPA – BDW Trading Ltd, land at SX 467 735, Callington Road, Tavistock

–

*Outline planning application for erection of up to 120 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access). Comments to be submitted to WDBC by 11th March 2026.*

Members of the public addressed the Council to outline their objections to the proposed development at Abbotsfield. Key points raised included:

- The site is not allocated for housing in the adopted local plan or Tavistock neighbourhood plan, and approval would be seen as undermining the plan-led system and local democracy.
- Concern that granting permission could set a precedent encouraging further speculative applications on unallocated greenfield land around Tavistock.
- Significant highway and traffic concerns, including existing congestion on approaches to Tavistock, physical constraints at Drake's and Star Roundabouts, and the cumulative impact of other permitted or proposed developments such as the Tors site, Violet Lane, Launceston Road and Butcher Park.
- Pressure on local infrastructure, including health services, schools, parking and wider social infrastructure, with residents reporting existing difficulty accessing GP and dental appointments.
- Landscape and heritage impact at the eastern gateway to Tavistock within a sensitive historic mining landscape, including loss of ancient bank features and the visual effect of taller new dwellings adjoining existing bungalows.
- Concerns about the adequacy and accuracy of the developer's technical submissions, including ecology surveys, species records, the affordable housing offer and socioeconomic benefit claims; residents also questioned factual errors in the application documents.

Members of the public also noted the objections submitted by Devon Wildlife Trust and CPRE and the detailed objection prepared by planning consultant Graham Parker on behalf of Tavistock Town Council, particularly in relation to much impact and housing land supply.

Councillors then considered the application and the representations made. Most Councillors indicated that they wished to object to the application, evidencing:

- Conflict with the adopted local plan and Tavistock neighbourhood plan, as the site is not allocated for housing.
- Inadequate highway and infrastructure capacity to accommodate the additional development, having regard to committed and proposed schemes in and around Tavistock.
- Harm to the character and setting of Tavistock at a prominent gateway location within a sensitive historic landscape.

One Councillor expressed the view that, at outline stage, they preferred to remain neutral pending further information, and another wished to review Mr Parker's objection in more detail.

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The Chair advised the meeting that the Finance item on the agenda would be reviewed first, and that the Council would then return to the Planning matter following further consideration.

## 8. Finance

### 8.1 – Payments Schedule to be approved –

PAYEE	AMOUNT	DESCRIPTION
Derek H Ross	£60.00	Aug-Dec 2025 Invoice: Mole catching
Mrs L Moorse	£333.38	Parish Clerk March 2026 Salary including WAH allowance
HMRC	£77.20	Tax £77.20 'Er NIC £0
Gulworthy Parish Hall	£25.50	February PC Meeting. Inv 823
WesternWebb	£96.00	Annual renewal of web space
WesternWebb	£39.60	Renewal of domain name – 2 years renewal
ICCM	£120.00	Cemetery Training for Parish Clerk – 4 <sup>th</sup> March 2026
Elliot Groundcare	£350.00	Cemetery maintenance: £170 hedge cutting + £180 grass cutting

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

Whilst discussing the payments schedule the Council noted the successful use of the skittle alley at the 'Copper Penny Inn' for a recent meeting, including the benefit of good parking and a comfortable room. It was agreed that the Clerk would contact the proprietor, Mr Peter Baker, to discuss the hire fee and request an invoice for payment.

### 8.2 Bank Reconciliation. Noted and signed by the Chair

### 7. Further to the earlier deferral, the Council returned to the Planning consultation.

After allowing time for further thought on the matter, voting positions were confirmed as three councillors in favour of objection and two neutral.

It was proposed, seconded and resolved that Gulworthy Parish Council objects to planning application 3771/25/OPA for the reasons set out above and that an independent written objection be submitted to West Devon Borough Council, drafted by the Clerk to reflect the Council's own discussion and reasoning.

**\*\*\* Three members of the public left at 9.55pm\*\*\***

## 9. Any Other Business

### 9.1 Broadband provision in the Parish

Members discussed ongoing concerns about broadband connectivity in parts of the parish and noted that some residents are exploring Starlink as an interim solution whilst the fibre rollout remains uncertain. It was agreed that further information would be gathered on options, including

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provision of fibre to the households and businesses together with Starlink, and that potential target areas and demand would be considered at the next Parish Council meeting.

## **9.2 Laptop for the Parish Clerk**

Members discussed the purchase of a laptop for the Parish Clerk to support parish and cemetery work and improve digital record-keeping. It was proposed by the Chair, seconded by Cllr Edwards and resolved to authorise the purchase of a suitable laptop, up to a maximum budget of £500, with the Clerk and Councillors to finalise the specification and supplier.

## **9.3 Parish Council Reserves:**

Councillors discussed earmarking funds for cemetery maintenance, including gates and paths, and for insurance review. Proposed amounts of £5,000 for cemetery gates and £5,000 for resurfacing the entrance and paths were noted. Formal decisions on earmarking these reserves will be considered at the next meeting on Monday, 13<sup>th</sup> April 2026.

## **9.4 Gulworthy Farm Cluster**

The Council considered proposals to support the development of a Gulworthy Farm cluster to encourage collaboration between local farmers and access to environmental grant funding. It was proposed by Cllr Hamilton, seconded by Cllr Steer and resolved that the Council would make available up to £500 towards initial assistance and also meeting costs, in conjunction with any pledged grant funds, and that an informal “*pasty and a pint*” launch meeting be arranged at the ‘The Copper Penny Inn’.

The Chair confirmed that there was no further business and closed the meeting at 10.26 pm.

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