SHALDON PARISH COUNCIL

Minutes of the Parish Council Meeting
held at the Methodist Hall at 7 pm Tuesday 23 June 2026

Present: Councillors Jo Cumbley (Chair), C Clarance, R Perks, C Stoyle, D Westlake, Parish Clerk, 2 members of the public, Councillor H Horner (DCC)

26/040 APOLOGIES
Councillors L Bufton, A Burnham, Police Inspector Ryan Northmore

26/041 DECLARATION OF INTERESTS
None

26/042 RATIFICATION OF MINUTES
It was resolved to approve the minutes of the meeting held on the 26 May 2026 which were confirmed as a true and correct record.

26/043 PUBLIC PARTICIPATION
Councillor Cumbley reported that she had invited the new Police Sector Inspector for Teignbridge, Inspector Ryan Northmore to the meeting.

It was agreed to set a date for raising of the flags for the Shaldon regatta and water carnival around 20 July once the contractor has confirmed his availability.

It was resolved to send a letter to TDC noting the recent publicity regarding the potential disposal of certain parks and other assets owned by TDC. The Parish Council wishes to express its strong view that, should TDC be actively considering the disposal of any assets in Shaldon, any organisations or groups currently holding leases over those assets should be informed without delay. They should be given the opportunity at the earliest possible stage to consider whether they are in a position to purchase the assets themselves.

26/044 PLANNING APPLICATIONS

Applications
There were no objections to the following applications:-

- T1 Lime - pollard at height of 11m to appropriate pruning points Porthia Coombe Road 26/00938/TPO
- Proposed new ancillary garden room Treetops Horse Lane 26/00888/HOU

The Parish Council have no objections to the following application and are pleased to note that Coast View proposes a “structured replacement planting programme” at their site but believe it important to state that trees suitable for screening should be planted in the same area as these will be removed from, not just somewhere else on the Coast View site:-

- T2876 Common Ash (Fraxinus excelsior): Remove to ground level, T2878 Common Ash (Fraxinus excelsior): Remove and replace, T2879 Common Ash (Fraxinus excelsior): Remove ivy growth from the lower stem, T2880 Common Ash (Fraxinus excelsior): Remove defective cracked scaffold limb back to a suitable growth point or parent union and remove ivy growth from the stem base, G001 Leyland Cypress Group (Cupressus leylandii): Undertake crown reduction by approximately 2-3 metres in height to contain overall dimensions and maintain suitable clearance from adjacent telecommunications infrastructure. Works to include sympathetic reshaping whilst retaining

adequate live foliage cover and natural form, G002 Common Ash Group (Fraxinus excelsior): Undertake removal of minor deadwood and remove Ivy, G003 Common Ash (Fraxinus excelsior): Remove all due to Ash Dieback, G004 Sycamore (Acer pseudoplatanus): Ivy severence and vegetation clearance Coast View Holiday Park, Shop Torquay Road 26/00865/TPO.

Approved

- 26/00684/CLDP Sandpiper 22 Horse Lane Certificate of Lawfulness for proposed rear extension, dormer extension and new front porch

- Discharge of condition 3 (surface water drainage) on planning permission 25/00395/HOU - New rear extension 42 Ringmore Road 25/00395/COND1

- 25/00712/COND1 5 Ham Lane Shaldon Discharge of condition 5 (external materials) on planning permission 25/00712/VAR - Variation of condition 2 on planning application 23/02267/FUL (Dwelling to replace mobile home) Changes to layout and design of new dwelling

- 25/01246/COND1|Discharge of condition 7 (flood gate details) on permission 25/01246/VAR - Variation of Condition 1 on 25/00409/VAR (barn conversion and extension) to provide improved access to/from the highway for cars and boats and to remove the requirement for obscure treatment to windows facing the Brook Lane (south west elevation)

Refused

- 26/00317/HOU 13 Laurel Lane Demolition of existing garage and store and construction of a two storey side extension including Juliet balcony on side elevation (revised scheme)

26/045 CLERK'S REPORT

- Councillor Cumbley/Clerk booked on NALC toilet conference
- Remedial work on the playpark slingshot completed
- Chapter 8 Training – It was agreed that Councillor D Westlake attend the online Highway Safety Awareness course in the first instance
- Councillors were reminded to update their Register of Members interests forms if required
- Councillor Stoyle offered to attend the Victoria Hall AGM on the 1 July

26/046 FINANCE

It was resolved to accept the accounts for April to May and approve the June payments that had been circulated.

26/047 ACQUISITION OF PUBLIC TOILETS - UPDATE FROM CLLR CLARANCE ON POST APRIL 2027 PROVISION OF TOILETS BY TDC. PUBLIC MEETING TO BE SET FOR SEPTEMBER. PROGRESS OF DUE DILIGENCE WORK.

It was agreed to organise a public meeting 7.00 pm on 10 September 2026 at Victoria Hall to provide residents with information regarding the proposed acquisition of the two public toilet facilities. Residents will have the opportunity to ask questions and provide feedback. Information about the proposal and opportunities for feedback will also be made available through the Parish Council's Facebook page and the Parish News. Councillor Clarance advised that discussions had taken place with TDC, who indicated that the Parish Council should consider taking on these assets, as their future is uncertain following the proposed transition to a single unitary authority. Councillor Clarance will also enquire whether any CIL funding may be available to support the acquisition of these assets.

26/048 BEACH WORKING GROUP - COUNCIL APPROVAL SOUGHT FOR EXPENDITURE ON REPAINTING THE FERRY SHELTER AND NEW BEACH TIDY BOARDS. UPDATE ON COUNCIL RESPONSE TO DAILY WATER QUALITY NOTIFICATIONS AND SEASIDE AWARD.

It was resolved to accept a quote up to £2k for repainting of the ferry shelter once all the quotes had been received and reviewed. It was resolved to accept the quote for a beach tidy board by the ferry shelter.
The system for Environment Agency Pollution Risk Forecast alerts to be shared with all Councillors was agreed.
It was agreed that the owners of any boats stored on the beach under licence from SPC and considered to be unseaworthy would be notified and given 28 days to demonstrate that the vessel is seaworthy. The effectiveness of this process will be reviewed at the end of the year.

Councillor Perks to follow up with the RNLI to organise a replacement sign on the beach.

26/049 UPDATE ON SHALDON'S ENTRY INTO SW IN BLOOM. APPROVAL OF EXPENDITURE.
Councillor Cumbley gave thanks on behalf of the Council to Councillor Westlake for putting together the portfolio. Expenditure relating to this was approved.

26/050 ADDITIONAL DOG WASTE SIGN AND CLEAR-UP FACILITIES ON THE GREEN
It was agreed to replace the current sign with a new one as per the specification that had been circulated.

26/051 UPDATE ON GRANT TO THE HUB
It was resolved to make a donation of £300 towards storage as per the grant application made.

26/052 PARISH COUNCIL CORRESPONDENCE ADDRESS
Councillor Stoyle kindly offered the use of Shaldon Post Office as a Parish Council correspondence address. It was resolved to accept the offer.

26/053 DECIDE ON CHARITY / GOOD CAUSE TO WHICH THE WISHING WELL MONEY WILL BE DONATED.
It was resolved to make a donation to Shaldon Zoo from the monies received in the wishing well totalling £260.63.

26/054 COMPILATION OF CALENDAR OF KEY EVENTS FOR SPC THROUGHOUT THE YEAR
It was agreed to compile a calendar of events.

26/055 TEMPORARY TRAFFIC LIGHTS / START OF ROAD WORKS ON TORQUAY ROAD - UPDATE FROM CLLR HORNER
DCC had confirmed that the works have been found to be more complicated than first thought and are not likely to take place in September. It was agreed that DCC need to be chased up on a regular basis to ensure this is resolved ASAP.
It was agreed that SPC would write to DCC and inform them that the road on the other side of the traffic lights appears to be dipping and a crack appearing leading the Council to have safety concerns about its condition

26/056 MIDDLE STREET / ARCH STREET BINS AND SUNNY PATCH BOAT - UPDATE FROM CLLR HORNER
Councillor Horner to follow up with DCC on the Sunny Patch parking issue. It was confirmed that any complaints about bins need to be reported to Teignbridge District Council recycling and waste department.

26/057 BEACH AREA OPPOSITE THE CHURCH - UPDATE FROM CLLR HORNER
Councillor Horner confirmed that land is owned by DCC and would follow up on the concerns reported.

26/058 COUNTY COUNCILLOR'S REPORT
Cllr Heather Horner, Devon County Council reported that Devon County Council has now moved into the second year of its four-year term. Following the Annual Council Meeting on 28 May, the main leadership and committee arrangements for the year ahead have been confirmed.

The Council's principal pressures remain highways, children's services, adult social care and the continuing financial position. A new Scrutiny Committee has also been established to examine Local Government Reorganisation, which may become increasingly important for parish councils if changes to local government structures proceed.

No county decision has been taken this month that directly resolves the main Shaldon issues below, but I continue to press for clearer communication, firm timescales and practical action where responsibility sits with Devon County Council or requires joint working with Teignbridge District Council and other partners.
A379 Torquay Road retaining wall collapse

I have received a further update on the long-running A379 Torquay Road retaining wall collapse. Responsibility within County Hall has changed temporarily, with Meg Booth stepping into the Deputy Chief Executive role to support Local Government Reorganisation work, and Robert Richards now acting as interim Director for Climate Change, Environment and Transport.

The latest officer update confirms that the engineering design is progressing, but the scheme has become more complex because of poor ground conditions and the presence of utility infrastructure. The proposed solution now includes temporary soil nails to stabilise the ground and reduce the extent of excavation required on the A379. Discussions are continuing with statutory undertakers, particularly electricity and Openreach, about the need to divert equipment. Water and gas services may be able to remain in place, but this still requires confirmation from the relevant companies.

Access to the site also remains an issue. The Highways team has established contact with the Toll House resident through the lead engineer, and legal advice is still being sought before further contact with the landowner. Officers have been asked to consider involving the County Council's land agent, as lack of engagement on access is not helpful. At present, no firm start date can be given. Officers hope to provide clearer dates within the next month, but it is now considered very unlikely that works will start in September. I have shared the essential details with the Parish Council and will continue pressing for a clear programme and proper communication with residents.

Arch Street bins and proposed flower container in Sunny Patch

The issue of bins and other obstructions in Arch Street has been raised with me by the Parish Council. Devon County Council has advised that this is not a Devon Highways matter and that it should be considered by Teignbridge District Council. I have therefore raised the matter with Cllr Chris Clarance to ask whether Teignbridge can look at what, if anything, can be done.

Cllr Clarance has queried what specific problem is being reported, noting that bins have been placed at the end of Arch Street for some time and that this may be a practical arrangement for residents. As this is on the Parish Council agenda, it would be helpful for the Council to clarify the precise concern: whether it relates to obstruction, collection arrangements, visual amenity, pedestrian access, or the proposal for a flower container. I can then take that clearer position back to the appropriate authority.

Boats at Shoreside / Church Corner beach

I have also been following up the abandoned and deteriorating boats on the beach at Shoreside, near Church Corner and the Shaldon end of the bridge. Friends of the River Teign have again raised concerns that the number of boats has increased, with around fourteen boats now reported in varying condition. Concerns include visual impact, use of the area as a workshop, fibreglass and gel coat contamination, stagnant water in upturned boats, and the wider effect on a popular beach and bathing-water area.

There remains uncertainty and frustration over which authority is taking responsibility. Earlier correspondence indicated that Teignbridge District Council does not own the land and understands it to be a Devon County Council freehold asset associated with the bridge. The matter may also be relevant to the multi-agency Teign Estuary and Coastal Partnership. I have now raised the issue directly with senior Devon County Council officers, including the new Director for Climate, Environment and Highways, and will also raise it with the relevant Cabinet Member. The immediate aim is to establish ownership, agree the correct legal process for removal, and identify a practical route for clearing abandoned craft and debris, with local volunteer support available if the disposal and authority issues can be resolved.

26/059 TEIGNBRIDGE COUNCILLORS REPORT

I thought an update on the position with regard to local government reorganisation (LGR) would be useful ,due around mid July is the Ministers decision on what the area will be for our new Unitary Council with the demise of both Devon County Council and Teignbridge District Council. Elections to this new Unitary Council are scheduled for May 2027 and indeed Shaldon Parish Council, which remains under LGR.As for councillor representation on the new Unitary Council it appears the Boundary Commission will look at what they think is the best option for us and promote that option. There will be no elections for Teignbridge which will remain in existence for a further transfer year handing over to the new Unitary Authority in that transitional year.

At the moment Shaldon and Stokeinteign head have a voting population of around 2100. Circa 1500 live in Shaldon and circa 600 in Stokeinteignhead. So where will be paired with, (so to speak) to get the required size of electorate, whatever that will be, in the new Unitary Authority? Recommended electorate size appears to be one councillor serving an electorate of around 6000 voters. Suggested is that the Minister could well see us in with Torbay being enlarged and under a new title. Torbay Unitary Council currently being one of the smallest Unitarys in the Country. Talk about crystal ball gazing, we shall just have to wait and see what the Minister decides for us in the LGR process. Suffice to finally say where will, if we suspect what will finally happen, will Shaldon and Stoke be paired with; a past TDC area or get mixed up with a Torbay area?

To more local issues, sadly the Ness Headland remains closed to the public following the spectular cliff fall. This has impacted on trying to get the Ness floodlighting up and running. The green coloured master cabinet which can be seen well set back into the woods, just behind the side of the Ness public house and I suggest will be safe to get to in the future, but one of the three small daisy chained boxes, which serve the central bank of lights looks to be in the firing line for collapse together with a couple of trees which look now to be in a very precarious position. We therefore await to see if Teignbridge intend to do anything about this. Obviously any electrical contractor cant act in any way to get the lights up and running because of the health and safety aspect. Teignbridge have already given the all clear, offering the Ness Floodlighting to the parish council should the parish council want to take up this offer.

In April TDC opened up again requests for Memorial Benches. The policy/costs are £2035 for a bench and continued maintenance for a period of 10 years. Some 5 became defunct on Marine Parade for example and the 5 families were written too, all of which wanted to take up the new offer of a replacement memorial bench for a further 10 year period. So that is an example of how the process will work for future years hopefully.
Further applications of course to TDC while it remains in existence.

26/060 CORRESPONDENCE FOR INFORMATION

- Bathing Water Weekly Report Devon – 9/16 June 2026
- NALC update
- Victoria Hall 2026 Financial report/AGM invite
- PCSO S Bunce Speed watch in Shaldon update
- June updates from Devon Climate Emergency
- DALC e-bulletin #27 2026
- Local Leaders Update - 6th June

26/061 DATE OF NEXT PARISH COUNCIL MEETING – 28 July 2026 7.00 pm

Approved & Signed …… **Dated ……**