SHALDON PARISH COUNCIL

Minutes of the Parish Council Meeting
held at the Methodist Hall at 7 pm Tuesday 28 July 2026

Present: Councillors Jo Cumbley (Chair), L Bufton, A Burnham, C Clarance, R Perks, C Stoyle, D Westlake, Parish Clerk, 18 members of the public, Councillor H Horner (DCC)

26/062 APOLOGIES
None

26/063 DECLARATION OF INTERESTS
Councillor Clarance declared an interest in planning application 26/01145/LBC and left the room while this application was being discussed.

26/064 RATIFICATION OF MINUTES
It was resolved to approve the minutes of the meeting held on the 23 June 2026 which were confirmed as a true and correct record.

26/065 PUBLIC PARTICIPATION
A parishioner raised concerns regarding the additional summer bins on Manor Slip and the frequency of collections. It was agreed to ask for some extra additional bins as TDC were unable to collect them more frequently.

26/066 PLANNING APPLICATIONS

Applications

There were no objections to the following applications:-

- 26/00982/VAR Coverdale Coombe Road Variation of Condition 2 on planning permission 26/00091/HOU (Single storey front lounge extension and extension and alterations to the rear of the property) to replace approved front extension pitched roof with flat roof design and garage roof height extension on west elevation to be brought forward by 1.5 metres
- 26/01145/LBC 4 Marine Parade Creation of permeable accessible parking, renovation/alteration of existing outbuilding and minor alterations to pillars adjacent existing driveway
- 26/00974/HOU 13 Laurel Lane Proposed two storey side extension and single storey front garage extension with first floor roof terrace
- 26/00947/LBC 33 The Green Renovate and repair windows to the front of the property

Refused

- 18/01071/AMD1 Valley View, Ham Lane Non-material amendment to planning permission 18/01071/FUL (Change of use of building to holiday use with new porch and decking area) to change the position of one window, revise the roofline pitch, construction to SAP A or SAP B to include solar panels, batteries and heat pump and reduction of one dec

Approved

- 26/00888/HOU Proposed new ancillary garden room Treetops Horse Lane
- 25/00395/COND1 42 Ringmore Road Discharge of condition 3 (surface water drainage) on planning permission 25/00395/HOU - New rear extension
- 26/00865/TPO Coast View Holiday Park, Shop Torquay Road 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

- 26/00846/HOU 6 Platway Lane Raising the roof to form a first floor including formation of a new gable with Juliet balcony and new dormers, new front terrace, facade alterations, removal of the existing garage and construction of a timber clad store, re-grading and resurfacing of the driveway using permeable materials and improved access arrangements

26/067 CLERK'S REPORT

- Request to ITUS to organise road closure for Remembrance Day/Organisation of event to be taken over by volunteers
- List of Cultural Assets sent to TDC
- TDC confirmed there is no policy on floral tributes on memorial benches
- Obscured speed limit sign by Coast View reported to DCC. No further action proposed.
- Overgrown maple tree Topcliff Road/Torquay Road junction reported to DCC W262008545 no further action proposed.
- Village green booking 15th August for Annual antiques market via The Hub
- FOI request sent to TDC ref toilet costs 26.6.26
- Dog fouling sign ordered for The Green

26/068 CORRESPONDENCE FOR ACTION

- Traffic by the Ness. It was agreed to look at increasing signage and road markings to slow vehicles down on the single carriageway section of Marine Parade. Councillor Horner to ask DCC about options.
- Relocation of bench from River Walk to The Green. It was to have a signed agreement and charge £1017.50 upfront for ongoing maintenance.
- CCTV for Shaldon Beach. Councillor Cumbley had met with the Neighbourhood Police Sgt and PC, along with Section Insp Northmore, today who confirmed that the theft of 2 boats earlier this summer had been reported/investigated and no arrests made. They were not aware of any other incidents this year and due to thefts being considered as at a low level and the practical difficulties with installing and monitoring CCTV in this area, they agreed that it would it would not be worth following up with CCTV at this current time.

26/069 FINANCE

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

It was agreed not to open a Unity Trust Bank account as it is hoped that the HSBC online banking access would be resolved very soon.

26/070 Safer Pedestrian Access to Coast View

Members of the public who were chalet owners from Coast View Holiday Park including the Former Secretary, Coast Owners Association (C.O.A.S.T.) raised their concerns about pedestrian safety on the A379 immediately outside Coast View Holiday Park.

It was noted that the yellow chevrons need re-instating and hedge on Woodleigh Park needs cutting back significantly.

Councillor Cumbley had met with the Police earlier today and gave a summary on the current situation .
You will be aware that already this summer there have been multiple serious traffic accidents on the stretch of the A379 (Torquay Road) between the entrance to the Coast View Holiday Park and the start of the 20mph zone in Shaldon, including the tragic death of a pedestrian and the serious injury of a very young bus passenger.

This is a dangerous stretch of road with a long history of accidents. The topography of the road itself (a busy major road, narrowing in places, blind bends, a long downhill stretch upon which is temptingly easy for drivers to speed) combined with the fact that pedestrians have no alternative but to walk in the road itself or cross it without traffic management protection creates a serious risk to life. This risk has been repeatedly brought to the attention of Devon County Council and Teignbridge District Council by ourselves, our residents and visitors over the years.

I would like to echo the words of residents that we are not looking backwards in search of blame and we do not wish to rake over the history. We simply want a comprehensive safety review of this stretch of road now and for the recommendations we are sure the review would make around appropriate traffic calming and pedestrian safety to be implemented by Devon County Council and Teignbridge District Council as a matter of urgency.

The local police team have assured me that a thorough investigation is underway into the circumstances of the recent accidents. I also understand that specialist officers from VisionZero are now starting to work with partners in DCC and TDC towards a safer road here for all users. Shaldon Parish Council welcomes this and I hope that local leaders will join together in doing everything possible to ensure that this joint working continues, is prioritised, and produces the infrastructure needed to prevent another avoidable tragedy.

It was agreed to write to DCC and TDC to confirm SPC's support of improved pedestrian safety measures in this area.

26/071 20 mph zone extension working group update
P Holden gave a presentation on behalf of the working group (see end of this document). Councillors gave thanks to P Holden and supported the proposals in principle, noting that further work would be required to confirm the cost to the Council in the next financial year. Councillor Horner confirmed the next HATOC meeting is in November. No further action is proposed until the report and recommendations from item 26/070 have been published in the expectation that new safety measures would be implemented on Torquay Road by DCC and TDC.

26/072 Review of SW in Bloom feedback – watering of the floral displays on The Green
Councillor Westlake reported that the visit from SW in Bloom had gone well with the initial feedback being very positive. Councillors Westlake and Cumbley confirmed they would be attending the presentation in October.

26/073 Village assets review – New / Additional Beach Signage ; Shaldon Signs need revamping (one missing Torquay Road); Benches on the Green need refurbing/repainting ; two phone boxes (Ness & Palk Close Green)
Quotes to be obtained for works required by Councillors Burnham and Westlake. Councillors Cumbley and Perks to look at the beach signage.

26/074 Seagull proofing of the bins on Marine Parade
It was agreed that some of the openings in the wooden bins would be covered to help prevent access by seagulls. Councillor Burnham offered to inspect the bins and assess whether any renovation or repair work is required.

26/075 Approve quote for PA system for the Bonfire and Fireworks
It was resolved to accept the quote that had been circulated.

26/076 Sycamore trees on Commons Old Lane
It was agreed to obtain quotes from Teign Trees and Devon Tree Services.

26/077 Review of ongoing summer Beach Tidys
Councillor Cumbley reported that two had taken place so far and that these would continue throughout the summer, with an additional one this Friday for the Water Carnival.

26/078 Replacement Summer Flags for the village
Councillor Clarance to obtain a quote to replace around a quarter of these and apply to Councillor Horner for funding.

26/079 COUNTY COUNCILLOR'S REPORT

This has been a sad month following the death of Ann Widdecombe. Reform leaders, councillors, members and friends gathered near her home on 12 July to lay flowers, support one another and remember her as a friend and mentor. A fuller reflection will follow in due course.

Road safety on the A379 remains a major concern following the recent fatal collision involving a pedestrian. This section of road has long been associated with collisions and near misses involving pedestrians, and I have formally asked Devon County Council to work with local partners to find a permanent and safer solution.

Devon County Council has confirmed that discussions have resumed regarding safer pedestrian access through Shaldon Approach Golf Course. A previous proposal would have reopened and improved a pedestrian route, together with changes to local bus stop arrangements. Following the recent tragedy, the council has indicated that it remains supportive of a formal pedestrian route and will review the matter with Teignbridge District Council.

The A379 wall collapse continues to cause disruption. Devon County Council has now completed an engineering design and remains committed to carrying out the repair. The next stage is to secure access agreements before work can begin. I have contacted Rob Richards again and he has advised he has asked the Design Engineering Team to contact me direct with an update. I have not yet received an update from them so will continue to push.

I have also raised a request regarding a pedestrian crossing facilities on Bridge Road. While a crossing at the exact location requested may be challenging due to highway constraints, Devon County Council is currently assessing the feasibility of a crossing closer to Shaldon Primary School.

There has been progress on the long-standing issue of abandoned boats on the shoreline near Shaldon Bridge. Following continued efforts by local campaigners and discussions with Devon County Council, the department responsible for their removal has now been identified, although the person who was asked to contact me has not yet done so. I have chased again.

Additional funding has been made available for patching and surfacing works on roads that are deteriorating but would not normally qualify for major schemes. Several local roads across the division have already been identified for assessment, including:

- Short Lane, Shaldon
- Long Lane/Forches Hill, Shaldon/Stokeinteignhead
- Deane Lane/Newton Hill, Stokeinteignhead

Parish councils are encouraged to continue reporting locally important roads that are deteriorating and causing issues for residents. This programme provides an opportunity to address smaller-scale highway problems before they become more serious and costly to repair.

I am continuing to try to get a resolution for Middle Street. The response from DCC was that the suggestion to create a physical barrier to parking would not be supported, however, changes to parking restrictions to remove parking in this area can be requested through our annual HATOC Waiting Restriction Programme. This request should be made directly to your Neighbourhood Highways Officer (NHO). If suitable, they can add the request to the list of sites for consideration. Would the PCC like me to pursue this?

Torbay Hospital Cardiac Services

Residents may be aware of the ongoing Heart Campaign, which was established in response to concerns that NHS service reviews could result in some cardiac services being transferred from Torbay Hospital to Exeter. Campaigners point to the cardiology unit's strong record of patient outcomes and argue that maintaining local emergency heart services is important for the population served across South Devon. While some earlier proposals have reportedly been withdrawn, campaigners remain involved in discussions about the future organisation of health services and continue to advocate for the long-term retention of cardiac care at Torbay Hospital. Recent correspondence has highlighted continuing community engagement with the campaign, including a public meeting scheduled at Kingskerswell Parish Centre on 15 August 2026.

26/080 TEIGNBRIDGE COUNCILLORS REPORT

Earlier today Teignbridge held a Full Council Meeting. On the agenda today, which caused quite a lot of comment on social media prior to the meeting, was a Notice of Motion put forward by Councillor Mc Gregor proposing that the Teign Estuary became designated as a National Landscape, better known as formerly as an Area of Outstanding Natural Beauty (ANOB).

However, Teignmouth and Shadon were not included in the ANOB area, thus not affecting in any way the function of the Teignmouth Docks. Councillors did not back the motion but instead backed an amendment proposed by Councillor Jackie Hook.

The amendment was to consult and look at this to see whether and what would be the benefits of doing this or not, rather than press on with any immediate expense estimated by officers to be in the region of £230,000 to £280,000 should we proceed with doing this. The government have already decreed that Teignbridge work up a

new local plan and the finance is there to look an whether all our designations(Undeveloped Coast , Areas of Great Landscape Value, The Countryside) are in our best interests. So it was premature to proceed on this National Landscape designation. It seems Governments housing targets for Teignbridge being 1088 new homes a year has prompted fears of too much housing being promoted on green field sites, hence any form of extra protection from doing this is needed, especially now with the emergence of the new Unitary Council areas with other, what will soon become old council areas, has given rise to far too much uncertanity as to where housing might be built.

As for the new Unitary Council of Torbay, elections next May will be for 26 of us, if wanting to stand again, out of the current 47 Teignbridge old council seats, will join the 36 elected members from Torbay and two elected from the South Hams area, making up a new Torbay Council of 64 members. These to be elected councillors will fight there old areas such as Shaldon and Stokeinteignhead. Again those standing in say Teignmouth some elected 6 members, will make up the 64 members of this soon to be, the new Unitary Council.

With that in mind, having been asked will that impact on us paying more in Council Tax because we will be part of the new Unitary Council of Torbay. All I can answer if your living in Torbay currently you pay one amount of £2044.11 and if your in Teignbridge you pay £1891.17 to Devon County Council and one amount to Teignbridge of £208.33 totalling £2099.50. So currently it is cheaper by £55.39 pa, on a band D property, to live in Torbay rather than Teignbridge. Note I have not included and dont need too, to get a direct comparison, are those amounts paid to the Police the Fire Service (which are the same in both areas) and excluded too, the amounts paid to Town and Parish Councils which vary.

Another item of interest today, Teignbridge voted to spend in our Capital account £1,000,000 of CIL money and £2,000,000 of 106 money on some 37 play parks that we are responsible for. Teignbridge does have far more play parks than this ,but these 37 are due for assessment and expenditure on them. I spoke that many Towns and Parishes owned play parks and were due to receive nothing, like ours in Shaldon. Had we sat back and let it remain in the hands of Teignbridge might we have had our share of this £3,000,000? I said I felt this was hardly fair, (when quoted in the report Shaldon had financed there own to the tune of £105,000) as parishes precepts were rising because of the fact, we had taken on our own play park! Food for thought with other assets, being devolved to town and parish councils, namely toilets, to take on!

26/081 CORRESPONDENCE FOR INFORMATION

- Bathing Water Weekly Report Devon – 9/16/23/30 June 7/14 July 2026
- DALC LGR bulletin 4/5
- TDC Briefing on Local Government Reorganisation
- DCC Government confirms four unitary council model for Devon
- Citizens Advice Quarterly Report Quarter 1 2026-27: April to June 2026
- DALC Bulletin 28/29/30/31 2026 e-bulletin
- TDC Cultural Assets Project
- Road Warden Scheme - Quick update request
- Environmental Drivers and Distribution of Pathogenic Vibrio Species in the Teign Estuary
- Bathing Water Weekly Report Devon -
- Road Warden Scheme - Quick update request
- DCC County-wide mayoralty would boost Devon's economy, plus more news
- Official Invitation: Town & Parish Council Planning Forum – 20 or 21 July 2026
- Victoria Hall AGM Minutes
- TDC July Town and Parish update
- June Parish crime report
- Chief executive's bulletin - 18 June 2026

26/082 DATE OF NEXT PARISH COUNCIL MEETING – 22 September 2026 7.00 pm

Approved & Signed …… **Dated ……**

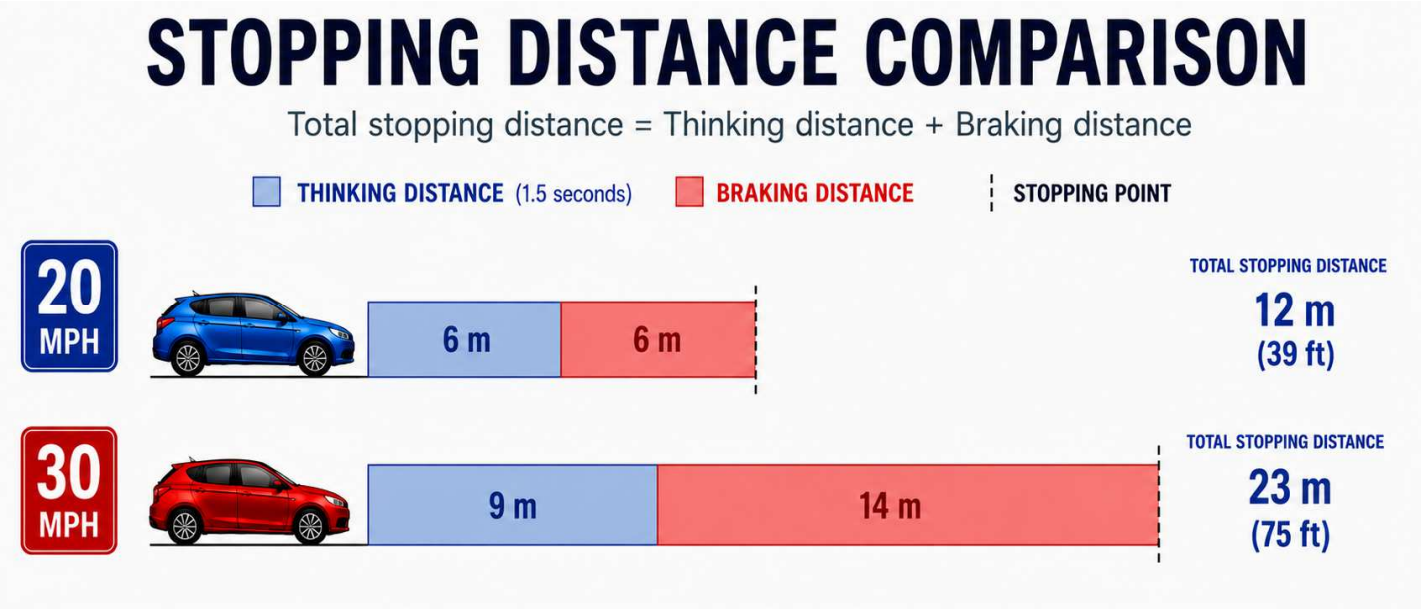
Shaldon Parish

Risks to Pedestrians & Cyclists in some areas

- Narrow roads with high hedges
- No pavement or place for Pedestrians to retreat for safety.
- Limited forward visibility for vehicles

Often the only safe solution is for vehicles to STOP until they can move out and pass at a safe distance

Reduced Traffic Speed = Reduced stopping distance = Reduced potential Injuries/Fatalities

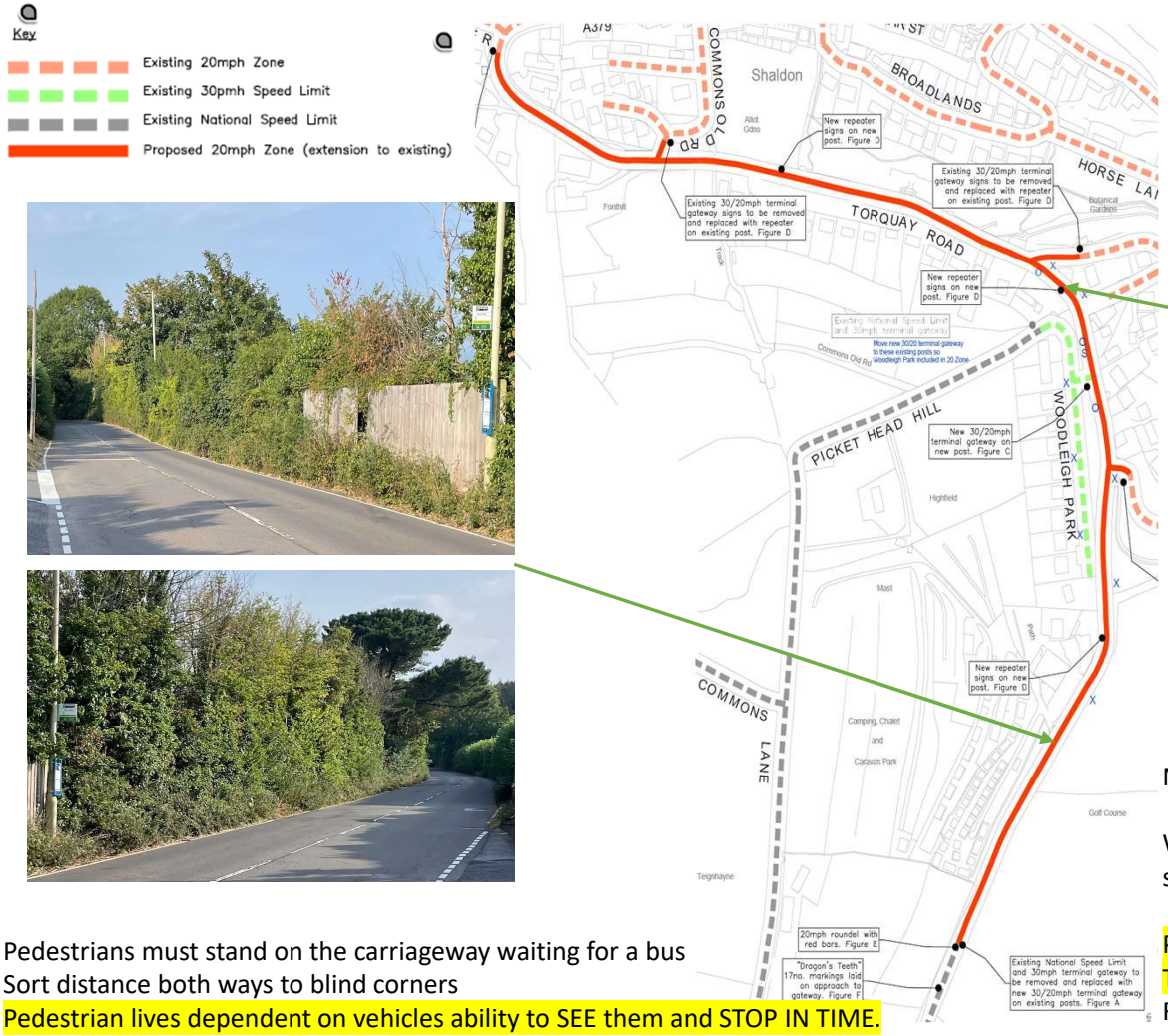


Survivability at 20mph is about 7-10 times higher
Stopping distances are halved.

The Parish council has tasked a working group to look at cost-effective solutions

With cost Input from Devon CC the Working Group has the following proposal
to extend the existing 20MPH Zone

Extension 1 -From existing Zone (Topcliff road) to existing 30MPH sign on straight east of Coastview





Pedestrians must stand on the carriageway waiting for a bus
Sort distance both ways to blind corners
Pedestrian lives dependent on vehicles ability to SEE them and STOP IN TIME.

Nowhere for pedestrians or cyclists to hide

Whole width of road prioritized to Vehicle (note hashed area in middle of the road so busses etc. can negotiate on this tight corner)

Pedestrian and Cyclists lives dependent on vehicles ability to SEE them and STOP IN TIME.
Repeated limited visibly and pinch points right up past Bus stop opposite Coastview

Extension 2-From existing Zone to From existing Zone to Church entrance







- **Narrow sections of road**
- **High hedges create short visibility**
- **Few areas to retreat for Pedestrian & Cyclist.**

Proposal

- EXTEND current 20mph ZONE to incorporate these dangerous areas
  (used frequently by Pedestrians & Cyclists)

  to facilitate **more appropriate vehicle speeds** in these areas

Budget £35,000

One off cost with no ongoing commitment