SHALDON PARISH COUNCIL

Minutes of the Parish Council Meeting
held at the Methodist Hall at 7 pm Tuesday 22 September 2026

Present: Councillors Jo Cumbley (Chair), C Clarance, C Stoyle, D Westlake, Parish Clerk, 6 members of the public, Councillor H Horner (DCC)

26/083 APOLOGIES
Councillors A Burnham, L Bufton, R Perks

26/084 DECLARATION OF INTERESTS
Councillor Clarance declared an interest in the planning applications.

26/085 RATIFICATION OF MINUTES
It was resolved to approve the minutes of the meeting held on the 28 July 2026 which were confirmed as a true and correct record.

26/086 PUBLIC PARTICIPATION
Councillor Clarance reported that he didn't have a quote for the flags as yet but costings will be available for the budget setting.

Councillor Cumbley confirmed that the Police had attended 2 meetings in relation to accidents on the A379 and work is ongoing with Devon Highways with regards to potential solutions.

Councillor Horner explained that it is taking several years for other parishes to see speed reduction initiatives put into place.

A parishioner raised concerns about the sightline for cars approaching the zebra crossing. They had sent footage to Operation Snap of the issue.

Councillor Horner agreed to investigate whether a pedestrian crossing was being considered near the school. SPC are not convinced this is the best way to ensure that pedestrians cross Bridge Road safely and asked that SPC be consulted if changes to pedestrian crossings here are being considered.

A parishioner raised concerns about the removal of the two bollards on Ringmore Road. Video footage of cars using the pavement as an additional lane since their removal had been sent to Operation Snap.

A parishioner raised concerns about nails left from the bonfire which were not only a health and safety hazard but an environmental hazard. They asked if the Parish Council had looked at another way to make the bonfire. Councillor Cumbley reported that Councillor Burnham who builds the bonfire was not at the meeting to respond to speak to bonfire building methods and invited the parishioner to put her enquiry in writing. Bonfires had been built on the beach for decades and it was not possible to say how old the nails were. Stringent measures are now taken to clean up after each bonfire and this year there would again be a deep sweep by machinery of the debris, which would be put into a skip. In addition, SPC had engaged the services of the Newton Abbot Metal Detectorists Club who would be doing a full sweep of the entire beach looking for nails.

26/087 PLANNING APPLICATIONS
Applications

There were no objections to the following applications:-

- 26/01323/LBC | Proposed works comprise localised scour protection measures to the lifting span pier Shaldon Bridge

- 26/01296/TPO Porthia Coombe Road Lime (T1) - 2m crown reduction to the overall crown, reducing end-weight on the principal scaffold limbs, with particular attention to the western crown and limbs overhanging the neighbouring property. Prune back to suitable growth points and retain the natural form of the tree.

Objections were agreed on 26/00827/FUL Land Adjacent To 62 Ringmore Road Erection of a self-build dwelling

- **Flood Risk:** The site is known to flood and forms part of the former boatyard basin The potential impact of the development on existing flood risk should be carefully considered.
- **Wildlife and Biodiversity:** As the site has been undeveloped for some time it supports a range of wildlife and hedgehogs and bats frequent the area and the hedgehogs may nest on site. The potential impact on protected species and local biodiversity should be fully assessed.
- **Established Building Line:** The proposal would not follow the established building line and could set an undesirable precedent for further development that departs from the existing pattern of development.
- **Conservation Area:** The site is within a Conservation Area, and the proposed development should therefore preserve or enhance the character and appearance of the area.
- **Ground Conditions:** There are concerns regarding the stability and suitability of the ground for development due to flooding. Appropriate ground condition and stability assessments should be undertaken.
- **Design and Street Scene:** The proposed design is considered to be out of keeping with the existing character and appearance of the street scene including the scale of the development.
- **Precedent:** Approval of the proposal could establish a precedent for development that does not respect the established building line or the character of the surrounding area.

Two Councillors had no objection and one abstained on the following applications:-

- 26/01397/LBC 10A Dagmar Street, Shaldon Proposal: Demolition of the attached lean-to garage, creation of an off-street parking space, formation of a new principal entrance within the front extension and repair/maintenance works
- 26/01396/HOU 10A Dagmar Street, Shaldon Proposal: Demolition of the attached lean-to garage, creation of an off-street parking space, formation of a new principal entrance within the front extension and repair/maintenance works

26/01359/HOU Stent House , Long Lane Proposal: Two storey side extension Applicant
The proposed development would be visually dominant and would result in an overdevelopment of the site. The scale, massing and use of the available space would appear excessive in relation to the surrounding properties and would have an adverse impact on the established character and visual amenity of the area.

Approved

- 26/00974/HOU 13 Laurel Lane Proposed two storey side extension and single storey front garage extension with first floor roof terrace
- 26/01240/CAN 98 Ringmore Road G1: Rear Garden Area RHS: Bank Area: 2x Dead Elms: Sectional fell to ground level. LHS: 1x Silver Birch: Prune 2x Limbs on LHS back to main stem. Lowest branch is approximately 2 -3in and is growing straight into hedge and neighbours garden a low level. 2nd branch is over extended and growing into driveway area restricting its use.
- 26/00980/LBC Old Stoke House Higher Ringmore Relocation of internal gas meter to outside of property
- 26/00947/LBC 33 The Green Renovate and repair windows to the front of the property
- 26/01300/CAN Doone Cottage Strand Ringmore T1: Willow tree - Fell and Dismantle

Refused

- 26/00938/TPO Westacre, Coombe Road T1 Lime - pollard at height of 11m to appropriate pruning points
- 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
- 26/00217/CLDE Devon Valley Holiday Village Ringmore Road

Appeal

- Coverdale, Coombe Road Appeal against the refusal of planning application 26/00982/VAR - 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

26/088 CLERK'S REPORT

- Councillor Westlake completed Highways Awareness Certificate completed - plus H & S guidance on road working in Shaldon.
- Summary of meeting 14.9.26 with Councillor Cumbley, Police, Fire Service and TDC at the Clifford and Devon Valley to discuss concerns around ASB and safety.
- Remembrance Day road closure confirmed.

26/089 CORRESPONDENCE FOR ACTION

- Request for Wednesday market on The Green through to October and Saturday market 2027. It was agreed to support the craft market with some terms and conditions around the sale of hand made goods only.
- It was agreed to transfer the Teign Artisans booking for The Green 29/30 Aug 26 to 28/29 Aug 27 and book 29 May.
- NALC 26/27 Pay agreement. Noted

26/090 FINANCE

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

26/091 Review of how feedback process for future toilet provision in Shaldon is going and of next steps

The public meeting held on the 10 September regarding the future of the toilet provision had been well attended and feedback was continuing to be received. The deadline for feedback is 2 October and an extraordinary Parish Council meeting on the 8 October will be held to decide whether Shaldon Parish Council will take on the responsibility of the toilets from 1 April 2027.

26/092 Review lessons learnt from the annual village summer events

It was agreed to send a letter of thanks to the Water Carnival and Regatta Committee for their Summer events and litter pick. In the letter to the Regatta, it would be additionally noted that concerns had been raised regarding dogs on the beach and a regular tannoy reminder of the dog ban would be suggested. There had been some ASB around the village during the Regatta and the Police would be asked to increase patrols during Regatta week 2027.

There were some traffic and safety concerns around the event at the London Inn on the 27.8.26 and it was suggested that a road closure should have been organised. Feedback to be given to the London Inn.

26/093 New/Additional Beach Signage for 2027

Wording for the beach signage was agreed. Clerk to obtain quotes for these new signs and to replicate the updated existing RNLI signage.

26/094 Review of extra Summer bin provision by the beach

Councillor Cumbley gave thanks to Councillor Westlake for managing the additional bins. It was agreed that more bins at Manor Slip next year would be helpful and that Teignbridge would be asked to confirm the period in which the extra bins would be provided. It was suggested that businesses could be asked to sponsor a bin next year. It was agreed to look at the design of notices on the bins at the March meeting.

26/095 Seagull proofing of the bins on Marine Parade update

Clerk to follow up with Councillor Burnham.

26/096 Village Assets review: Painting of Ferry Shelter; Shaldon Signs need revamping (one missing Torquay Road); Benches on the Green need refurbing/repainting ; two phone boxes (Ness & Palk Close Green)

It was agreed to accept the quote from J Northcott to paint the ferry shelter ASAP. It was agreed that the Clerk and Councillors Cumbley and Westlake would to do a site visit to check the state of village assets.

26/097 To review quotes for works to trees on Old Commons Lane
Clerk to check that the quote from Devon Tree Services included taking out/felling to ground level the self-set sycamore which is overhanging the footpath. If this does then it was agreed to accept the quote.

26/098 Proposed presentation by Devon and Cornwall Police on the prevention of cyber crime
It was agreed to ask if the Hub would be willing to host the presentation around February during the day.

26/099 Timetable for the 26/27 budget discussions in the finance working group
Councillors to email Clerk with project aspirations and costs. Clerk to organise working group meetings.

26/100 Bonfire and Fireworks Event Update
Publicity for the event had gone out last week. Donations had been pledged. Councillor Cumbley thanked Councillor Horner for her work with Devon Highways on the Marine Parade Road Closure. All businesses have been made aware and there will be a mini bus service between the Ness car park and the Strand throughout the closure. The TSAG meeting had been attended and paperwork finalised.

26/101 Should SPC support a proposal to Devon Highways to make part of The Green one way for vehicles
The Council agreed to support a one-way system and width restriction sign. Councillor Horner to follow up with DCC.

26/102 Update on timetable for works to landslip at Torquay road / Ringmore road junction.
Councillor Horner reported that DCC are negotiating with 4 utility companies and currently waiting for BT and SWW. The work is likely to be carried out next year and plans to minimise road closures are in progress. It was noted with concern by SPC that the Shaldon side of the road is cracking further and Councillor Horner offered to follow up.

26/103 COUNTY COUNCILLOR'S REPORT
Cllr Heather Horner, Devon County Council

It has been a relatively quiet period over the summer, although I have continued to follow up a number of local issues affecting Shaldon and the surrounding area.

A379 Retaining Wall Collapse
The A379 remains my principal concern for Shaldon residents. I continue to receive regular updates from Devon County Council's highways and engineering teams regarding the long-awaited repair of the collapsed retaining wall. Unfortunately, the repairs have been further delayed while agreements are finalised with utility companies whose apparatus needs to be diverted before construction can begin. Current indications suggest that the works are now unlikely to commence until early 2027. I recognise the ongoing frustration this causes for residents, businesses and visitors and will continue to press for firm timescales and improved communication from the authority**.**

Marine Parade
As many of you will now know the planned closure of Marine Parade to make safe the cliff presented us with a challenge for the Fireworks display. I am grateful to my colleagues at County Hall for the solution to bus visitors from the Ness Car Park to the village, and thereby avoid the danger of families walking on the A379 in darkness. Well done to the Parish Council for their persistence in negotiating a solution.

Torbay Hospital Campaign
Many residents will be aware of growing concerns regarding the future of acute and emergency services at Torbay Hospital. I have attended meetings with campaign representatives and local residents to better understand the issues being raised.
Any reduction in acute or emergency services could have significant implications for communities across South Devon, including Shaldon. I will continue to monitor developments closely and ensure residents' concerns are represented.

Local Community Support
I was pleased recently to support Stokeinteignhead Community Shop through my Devon County Council locality budget. Community facilities such as these play an important role in supporting local resilience and reducing social isolation across our rural communities.

Keeping in Touch
As always, if residents have concerns regarding highways, drainage, public transport, children's services or other Devon County Council matters, please do not hesitate to contact me.

26/104 TEIGNBRIDGE COUNCILLORS REPORT
Since last reporting to you all, the Government has paused Local Government Reorganisation. Therefore plans to form a new Unitary Council and the break up of Teignbridge, with various parts of Teignbridge going into new Unitary Councils are now on hold.It seems therefore there will still be elections for Teignbridge and parish councils this coming May.

One of the main issues at Teignbridge has been the issue of toilet provision.Its not a mandatory requirement for Teignbridge to provide toilets and the current administration have made that clear that they dont intend to support toilet provision from the 30th April 2027.Already many toilets have been passed to town and parish councils to run and very locally this has happened in Teignmouth and Bishopsteignton as examples of this happening.

Therefore our two toilets,namely Strand and Ness Tunnel ones are in the firing line for closure unless they can be passed to Shaldon Parish Council. On Thursday10th September a packed Victoria Hall heard all about the issues from Shaldon Parish Council(SPC) Public meeting where views on this situation were aired by those there.

To try and precis briefly some of the facts it was pointed out by me that Teignbridge only kept now a very small proportion of the overall council tax that you pay. Namely on a band D propery some £208 pa which is about 8% overall of what you pay in Council Tax. At the moment on a band D property you pay £64 pa to run SPC. Compare that with Teignmouth Town Council, who run toilet provision in Teignmouth, council tax payers in Teignmouth pay £197 pa on a band D property to Teignmouth Town Council.

So the public meeting presented the facts to everyone,100,000 visits a year to both our toilets fairly equally split between the two toilets which cost, on Teignbridges figures about £45 k per year to run.Whether pay to pee another interesting option to look at. Currently 30p in Torbay and 40p in Teignmouth, but usage is hugely reduced if adopting a pay to pee option.So finally how much might the parish precept have to rise to, if SPC decide to take on toilet provision is estimated to be,on a band D property, some £120 pa.

If SPC were to take on toilet provision I hoped we might have had an income stream to help with this,but on asking the leader of TDC, I encountered liitle joy on this. I suspect with so many toilets already conveyed away with no income streams to help, this wasnt seen as fair that Shaldon was treated differently!

Meanwhile work has started on trimming the trees close to the cliff edge on the Ness Headland to try and make safe the cliff from further slips. I am told the viewing platform a the top of the Ness Headland is closed and not going to be reopened to the public. The Ness woods is closed and a financial decision lies with TDC whether it warrants spending the money to move fences back and reopen the woodland seems uncertain, but I am lobbying for a reopening of the woods.As for the floodlighting of the Ness headland once again we cant look at, till the above is sorted. All rather depressing sad to say.

Then there is work planned shortly on stablilising and no doubt netting the cliff, seaward of Shaldon House on Marine Parade. Marine Parade will be closed seaward of Shaldon House even to pedrestrians, but residents of Shaldon will be able to use a shuttle bus from the Green to the Ness Car Park whilst this takes place.

26/105 CORRESPONDENCE FOR INFORMATION

- TDC Local Leaders Update 3
- DALC bulletin 37
- Public meeting St Peters and St Nicholas Churches 20.10.26
- TDC Standards/Code of Conduct Training
- Bathing Water Weekly Reports
- Town and Parish News - Friday 14 August 2026
- TDC Standards/Code of Conduct Training
- Update on LGR following government announcement
- Planning Validation Guides - Public Consultation
- DCC updates
- Public meeting about the Churchyard 20.10.26 7pm
- Untidy land 62 Ringmore Road
- DCC Marine Parade, Shaldon - Cliff Stabilisation Works and Road Closure
- Planning Validation Guides - Public Consultation

26/106 DATE OF NEXT PARISH COUNCIL MEETING – 8 October 2026 7.00 pm The Hub

Approved & Signed …… **Dated ……**