SHALDON PARISH COUNCIL

Minutes of the Parish Council Meeting
held at the Methodist Hall at 7 pm Tuesday 27 October 2026

Present: Councillors Jo Cumbley (Chair), C Clarance, L Bufton, R Perks, D Westlake, Parish Clerk, 5 members of the public, Councillor H Horner (DCC)

26/121 APOLOGIES
Councillors A Burnham, C Stoyle

26/122 DECLARATION OF INTERESTS
Councillor Clarance declared an interest in one of the planning applications.

26/123 RATIFICATION OF MINUTES
It was resolved to approve the minutes of the meeting held on the 8 October 2026 which were confirmed as a true and correct record.

26/124 PUBLIC PARTICIPATION
Tim Mole provided an overview of the arrangements for Remembrance Sunday, which will take place on Sunday 8 November at 10.45 am. A two-minute silence will also be observed at the Clock Tower on Wednesday 11 November at 11.00 am. It was noted that two new volunteers will take over the organisation of the event next year and that they will be shadowing Tim this year.

26/125 PLANNING APPLICATIONS
Applications

- 26/01554/FUL London Inn The Green Installation of new external fire escape stair, adjustment to existing first floor window, blocking-up of two ground floor windows, removal of internal stair, replacement of roof mount external plant with new, new external wall mounted plant, new flat roof finish and replacement external door – No objection
- 26/01555/LBC London Inn The Green Installation of new external fire escape stair, adjustment to existing first floor window, blocking-up of two ground floor windows, removal of internal stair, replacement of roof mount external plant with new, new external wall mounted plant, new flat roof finish and replacement external door– No objection
- 26/01576/HOU 1 Brookvale Lamberts Lane Formation of off road parking space – No objection welcomes the use of permeable materials for the parking area.
- 26/01564/HOU 4 Marine Parade Creation of permeable accessible parking, renovation/alteration of existing outbuilding and minor alterations to pillars adjacent existing driveway – No objection
- 26/01630/HOU Fordeleigh , Long Lane Raising of roof including new dormers and revised gables, replacement garage, new covered terrace and alterations to access and parking arrangements – No objection

Approved

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

Shaldon Bridge

- 25/00533/COND1 Rosslyn Dene Peppery Lane Discharge of Condition 5 (Air Source Heat Pump and Solar Panels) in relation to the Planning Application 25/00533/FUL -Demolition of existing house and proposed replacement self-build dwelling
- 26/01359/HOU Stent House , Long Lane Proposal: Two storey side extension
- 26/01145/LBC 4 Marine Parade Creation of permeable accessible parking, renovation/alteration of existing outbuilding and minor alterations to pillars adjacent existing driveway

Refused

- 26/00827/FUL Land Adjacent To 62 Ringmore Road Erection of a self-build dwelling
- 18/01071/COND1 Valley View, Ham Lane Discharge of conditions 4 (surface water drainage) and 5 (foul sewage disposal) on planning permission 18/01071/FUL - Change of use of building to holiday use with new porch and decking area

26/126 CLERK'S REPORT

- Councillor J Cumbley to lay wreath at Remembrance Service 8.11.26
- Free Cybercrime Awareness Presentation to be held before a Parish Council meeting early next year
- Village Assets review 29.10.26 Councillors Cumbley/Westlake/Clerk
- Painting quote for the Ferry Shelter J Northcott accepted
- Tree Work at Commons Old Road quote accepted from DTS
- Bonfire Event - Part premium for Bonfire event 31.3.26 to be refunded/Any donations have been refunded/ Prosound Solutions offered to hold deposit for future event
- 23/01132/FUL Complaint regarding TDC decision for refusal. Response sent.

26/127 CORRESPONDENCE FOR ACTION

None

26/128 FINANCE

It was resolved to accept the accounts for September and the payments for October that had been circulated. The external audit report had been received and there were no matters for review.

26/129 Public toilets - next steps following the decision to acquire on 8/10/26

A letter confirming the decision by SPC from the 8.10.26 had been sent to TDC 21.10.26. If no response received by 4/11/26, Clerk would chase TDC.
It was agreed to get 2 further quotes for legal fees and thereafter to instruct a conveyancing Solicitor as soon as possible in order to be in a position to move forward quickly with the acquisition.

26/130 Feedback from South West In Bloom Awards 2026

Councillor Cumbley gave thanks to Councillor D Westlake on behalf of the Parish Council for her work on South West in Bloom. Shaldon and Ringmore won Gold and the village also won the Cox Cup for the Best Large Village in the South West and the Vic Verrier Trophy for the Best New Entry in South West in Bloom. The Friends of Homeyards Botanical Gardens were also awarded Outstanding in the 'It's Your Neighbourhood' class.
The judges particularly singled out Shaldon's amazing community engagement as being a key reason behind the success in the competition, so thank you to all our village community groups and volunteers
It was agreed to add costs to the 27/28 budget for next year's entry. It was agreed to ask S Astbury to see if she would like to display the trophies in her window.

26/131 Remembrance Sunday – event outline and confirmation of road closure and parking restrictions

Discussed under public speaking. The traffic and parking at the event is being managed by ITUS, and notices would be erected a week in advance. Clerk to contact Civil Enforcement Officers to ask them to enforce the parking suspension on the day. Councillor Cumbley thanked Tim Mole on behalf of the village for his dedication and commitment to organising the Remembrance events in Shaldon over many years.

26/132 Christmas Trees 2026
It was resolved to accept the quote from M Bolsworth for the Christmas tree on The Green and trees on business premises around the village. It was agreed to request donations from each business of £40 towards the cost of their tree and to allocate a budget of approximately £300 for additional Christmas decorations for the tree on The Green.

26/133 Lighting of Christmas Tree and Carols on the Green – Wednesday 9th December
The Christmas light switch on will take place on the 9 December at 6pm and it was agreed that Singalong Shaldon will sing carols at the event. Councillors agreed to support the continuation of the event from 2027 by providing insurance under the Council's policy. Clerk to look into insurance policy to ensure this could be done.

26/134 Timetable for the 27/28 budget discussions in the finance working group
The finance working group will meet on the 30 November and there will be a follow up meeting in January to finalise the budget and precept request.

26/135 Proposal for extension of 20MPH Zone – financing in 27/28 and progression to DCC
P Houlden gave a summary of a proposal for an extension of the Shaldon and Ringmore 20mph scheme. It was agreed to include £13k in the 27/28 budget for the first part of the scheme implementation.

26/136 Ringmore Churchyard – feedback from public meeting, and financing upkeep in the future
Councillor Cumbley gave an update on the recent meeting confirming the achievements of this very positive project and commented that maintaining the Churchyard is clearly for the benefit of the whole community, and church income was very likely to fall with declining church attendance. It was agreed to consider making a regular financial contribution to the upkeep of the Churchyard from 2027.

26/137 Shaldon Heritage Trail Boards
Councillors Cumbley and Bufton to meet with representatives from Teign Heritage to discuss the trail boards.

26/138 Detection and removal of metal from Shaldon Beach - 7th November 2026
Newton Abbot Metal Detectors Club will be undertaking a full sweep of the beach with their metal detectors scanning the sand for metal, particularly metal deposited by the village bonfires over many years, , including that buried under the surface. Metal found will then be removed by Councillors.

26/139 Update on New / Additional Beach Signage for 2027
Quotes are in progress.

26/140 Seagull proofing of the bins on Marine Parade – update by Cllr Burnham
To be reviewed on the walkaround this week.

26/141 Ness Beach – Additional litter picking facilities
Councillor Westlake to organise the re-stock of bags and litter pick sticks.

26/142 Flood resilience planning
It was confirmed that there are an adequate number of bags of sand in the store if required.

26/143 Meeting dates 2027
It was resolved to accept the meeting dates that had been circulated for 2027.

26/144 Appointment of Internal Auditor 26/27
It was resolved to accept the quote from Lee Accounting (South West) Limited who were confirmed as competent and independent.

26/145 Update on timetable for works to landslip at Torquay Road/Ringmore road junction, including recent communication from owners of adjoining land.

Emails recently received from the adjacent landowner to the landslip were read out to the meeting, and Cllr Horner also gave an update.

The works at the site this week were to do some additional trial pits to get an exact location of the gas main and to better understand the section of wall which has not collapsed. There will be some further exploratory work in November if it goes to plan. It was noted that the adjacent owners have been in contact with DCC throughout this process, and facilitated access to the site. Legal talks have recently started between them and DCC and detailed planning drawings are awaited from DCC.

26/146 COUNTY COUNCILLOR'S REPORT

Cllr Horner gave the following report.

Devon County Council Full Council Meeting

The meeting was held at County Hall on 3 September 2026 and covered issues relating to governance, planning and democracy.

The meeting was dominated by motions. Brexit, a tourist tax, quarry dust and planning reform were debated and decided. Several motions were referred to Cabinet without debate. The Council also formally objected to proposed national planning rules that would reduce councillor involvement in planning decisions.

The changes to national planning legislation could significantly affect what local councils can decide. Parish councils, community groups and residents should take these changes into account when making representations on planning matters.

Conversion Practices Draft Bill

At the Full Council meeting, the Council agreed to invite the appropriate Scrutiny Committee to consider the safeguarding, legal and operational implications of the Government's draft Conversion Practices Bill for Devon County Council.

This was discussed at the Children's Scrutiny Committee meeting on 8 October and the officers are currently reviewing the bill and will revert to the committee at the next meeting.

Fostering

The Scrutiny Committee were also provided with reports from the Devon County Council fostering team. The report's overall conclusion was that the Fostering Task Group recommendations had largely been implemented and improvements made. The focus now is on:

1. recruiting and retaining more carers;
2. improving payments and practical support;
3. strengthening corporate parenting;
4. developing fostering and kinship services;
5. improving digital systems and data; and
6. enabling more Devon children to live in safe, local, family-based car

Councillors were requested to include this in their Town/Parish reports to raise awareness of the need for additional foster families as the goal is to increase the number of families offering foster care to ensure the children of Devon are housed within the County and preferably within their existing district.

Cost of Living Support

We have been asked to remind residents that Devon County Council continues to provide support for residents struggling with the cost of living. Help is available with energy bills, housing costs, food, debt, benefits and family finances. The Crisis and Resilience Fund offers assistance to eligible low-income households facing financial hardship, with applications administered through local district councils. Residents are encouraged to seek advice early and explore the wide range of support available.

Further information can be found on the website – www.devon.gov.uk/cost-of-living/

Locality Budget

I am pleased to advise that I have supported the community post office with funding for the new sign from my locality budget.

A379 Wall Collapse

Openreach: Works are scheduled to commence on 9 November 2026 and are expected to last two weeks. Devon County Council will also issue a press release and social media updates later this week to inform residents of the planned works and associated disruption.

National Grid: Details of National Grid's requirements and traffic management arrangements are being finalised and are expected to be confirmed by the end of the week. Cable diversion works are currently anticipated to begin on 4 January 2027 and last approximately six working days, subject to confirmation.

Wales & West Utilities: Temporary works have been provisionally approved, pending confirmation of the exact location of the gas main. Trial holes have been undertaken, but locating the gas main has proved challenging as it is deeper than expected. Further investigation is ongoing before the temporary works design can be finalised. It remains unclear whether a gas main diversion will be required, with further clarity expected in the coming weeks.

South West Water: No update has yet been received regarding the timing of repairs to the damaged highway drainage.

Main Repair Works: A firm date for the wall repair works cannot yet be provided due to outstanding design work, utility requirements, and legal agreements that still need to be resolved.

26/147 TEIGNBRIDGE COUNCILLORS REPORT

My last report in September was a pretty comprehensive one and little has changed in that time.

Having said that, what I call the banjo opposite Bay Cottage on Marine Parade the foundations of the banjo were seriously undermined. Teignbridge organised contractors to make good the foundations and with a concrete pour after shuttering the foot being undermining to a width of about 9 ft the footings were fixed. Teignbridge took over this asset from Teignbridge Urban District Council as they owned the plinth walkway. I lobbied with no success for an extra step on the existing steps, as a loss of sand has caused quite a drop to the beach from the lowest step now, alas that didn’t happen sadly, being told every bit of the concrete pour was used on the foundations.

Meanwhile work done by Devon County Council on Marine Parade continues to stablise the cliff, whilst the mini bus shuttle continues to relay people ,free of charge from the Green and the Tourist Information Centre in Ness car park.

Contractors engaged by Teignbridge have completed the trimming of trees on the edge of the Ness headland where the big slip occurred and I await to see whether Teignbridge will find any spare money to move fences back and allow people once again into the Ness Woods. As already said, little can be done for now over the floodlighting of the Ness Headland until Teignbridge have decided what to do over opening the woods again to the public. That floodlighting hardware being donated to SPC when the time comes to sort out should SPC wish to do so.

I have asked Teignbridge to see what they can do to tidy up the flowerbed they own and should be maintaining in the southwestern corner of the Green.

At an Executive meeting, Shaldon Bowling Club have been granted a 38 year lease by Teignbridge on the Green, so I hope there is a continued bright future ahead for them.

Recent planning legislation introduced by the government has I believe eroded democracy further still, by not allowing me or Shaldon Parish Council the privilege of asking finely balanced planning applications on household applications to go to a committee hearing, with officers now determining such decisions.

26/148 CORRESPONDENCE FOR INFORMATION

- Gales Hill - potential pollution incident
- Devon Community Resilience Forum Newsletter
- Shaldon Heritage Trail boards
- DALC Autumn training and events bulletin
- Flood Response Training session at DCRF Forum
- Town and Parish Council Newsletter - October 2026
- N3 TTRO extension : Shaldon FP15 to 23.4.27
- PCSO S Bunce In the period, **1st September 2026 to the 30th September 2026,** there were 6 recorded offences in the Shaldon area, made to the Police.
- Burglary residential (House entered and car stolen) 1
- Theft other 1
- Violence less serious (Domestic assault by beating) 1
- Violence less serious (Stalking and previous assault) 1
- Violence less serious (unwanted contact from ex partner)1
- Violence less serious (harassed by neighbours) 1
- EA Bathing Water Weekly Reports

26/149 DATE OF NEXT PARISH COUNCIL MEETING – 24 November 2026 7.00 pm The Hub

Approved & Signed …… Dated ……