

Minutes of the meeting of the Tedburn St Mary Parish Council at **TEDBURN ST MARY VILLAGE HALL** on **MONDAY, 2ND JUNE, 2025** at **7.30 pm**.

**Present.** Chair Cllr L Taylor, Cllrs J. Putt, P. Moody, K. Wilson, T. Woodley, L. Cole, J Dixon and S. Rodda.  
40 members of the public were present (part). Attending J. Clark (Clerk)

1. **Open Forum** – Members of the public and the developer discussed the potential new housing development on Six Mile Hill, close to the Recreation Field. In response to the requests for further similar consultations, the Chair proposed that a separate meeting dedicated to the subject be arranged. Parish Council and the developer to make arrangements. **COUNCIL TO ACTION**.  
Open Forum closed 2004
2. **Apologies and reasons for absence for approval.** Cllrs Trump and Stacey. Approved.
3. **Declarations of interest.** None
4. **Planning. 25/00439/MAJ.** Fingle Glen Golf Club, Tedburn St Mary. Redevelopment of existing golf course including revisions to course layout, addition of separate short course and additional practice facilities.

The parish council considered correspondence from the Chair of Whitestone Parish Council.

The Chair suspended Standing Orders.

A discussion ensued with input from members of the public.

The Chair reinstated Standing Orders.

The council discussed and agreed the following issues of concern:-

- The Climate Change Officer estimates 16,350 return journeys. This figure has been miscalculated and the true figure is in excess of 40,000 return journeys. It would seem the Climate Change Officer has taken the volume of soil at 327,00 cubic metres of soil, divided that by 20 tonnes to get their figure but the actual transport report, prepared by Pell Frischmann, states it will be 12 tonnes per lorry not 20. The latter calculation comes out to 40,875 return journeys, being a miscalculation of 24,000. This means the transport emissions appear to be incorrect.
- On the application, the transport report has discussed the delivery of soil coming from Exeter and says that lorries must go to Woodleigh Junction and turn back down the A30 to enter the site. When exiting the site lorries are to head east to Exeter on the A30. This does not address the issue of soil coming from elsewhere
- Increase in traffic, consequent noise pollution and the damage to existing roads and the vast underestimation of vehicle movements.
- Strong concern as to how the vehicle movement at Fingle Glen junction be enforced.
- The above points are exacerbated when the A30 is congested or closed, which happens frequently during the tourist season, and lorries will then come through the centre of Tedburn St Mary.
- The original planning consent in 2003 stipulated the layout and construction details of the golf course and extension shall be designed so as not to prevent the return of the land to agricultural use in the future if necessary. The land fill applied for could easily jeopardise this ruling by significantly raising the level of the land.
- There is concern that the soil run off entering the Lillybrook tributary will eventually make its way downstream to The Lillybrook subsequently silt damaging the Lillybrook's eco system.
- It is an area of Great Landscape Value and this development will dramatically change the landscape.
- The parish council has been unable to find the required Environmental Impact Assessment. Is the pending?
- There are existing water pipes that go to two other properties to the north of the site and the Parish Council is concerned that the development will impede the supply of water to these existing properties.

The council resolved unanimously by a show of hands not to support the application based on the concerns listed above.

5. **Planning Appeals** NONE

6. **Planning Decisions** NONE

7. **To approve the minutes of the May AGM, Parish Council and Annual Assembly meetings as a true record.** The council resolved to approve the minutes of the AGM, Parish Council and Annual Assembly held 6th May 2025 unanimously by a show of hands.

8. **Reports from Devon County and Teignbridge District Councillors.** Noted.

9. **Reports from parish councillors and clerk.** Cllr Cole is meeting with the Highways Officer in June to do a risk assessment on the proposed Woodlands bus stop and will report back the council.

The Chair reported that the site is now ready for the second covered seating unit to be sited in the Millennium Orchard

The clerk shared the Bank Reconciliation as at 31<sup>st</sup> May, 2025. The council accepted and approved the bank reconciliation unanimously by a show of hands.

10. **To discuss and approve any actions agreed during Open Forum regarding the housing development.** The council and the developer are going to discuss holding a separate meeting solely to take input regarding the potential housing development. It was proposed that this meeting take place on Monday, 7<sup>th</sup> July 2025 as previously arranged and that the parish council meeting will now to take place on Tuesday 7.30 pm 8<sup>th</sup> July, 2025 (subject to the John Bromell Room being available). The developer to organise and report back. **CLERK TO ACTION.**

11. **To agree and approve a rota for check the grit bins in order to inform Devon County Council of those that need refilling when winter sets in.** Deferred until next meeting.

12. **Payments for approval.** The payments were approved unanimously by a show of hands.

Date	Supplier	Description	Amount	VAT	Total
2025.06.02	Jane Clark	Clerk's salary	758.32	No	£758.32
2025.06.02	DCC Pension Fund	Clerk's pension	£254.05	No	£254.05
2025.06.02	HMRC	Clerk's PAYE & employer's national insurance	£259.57	No	£259.57
2025.06.02	TSM Village Hall	Hall hire	£18.00	No	£18.00
2025.06.02	David Yelland	4 x village maintenance and emptying play area bins and disposal	£605.00	No	£605.00
2025.06.02	Clear Councils	Parish Council annual insurance	£1,147.42	No	£1,147.42

**Date of next meeting Tuesday, 8th July, 2025 at Tedburn St Mary Village Hall at 7.30 pm.**