

**Minutes of the Tedburn St Mary Parish Council Meeting held at Tedburn St Mary Village Hall at 7.30 pm on Monday 1<sup>st</sup> December, 2025.**

**Present:** Chair Cllr L. Taylor, Vice Chair Cllr J. Putt, Cllrs K. Wilson, H. Trump, C. Stacey, T Woodley, S Rodda and Teignbridge District Council (TDC) Cllr A. Swain (part). No members of the public present.  
**Attending:** J. Clark. Clerk.

- 1. Open Forum** – None. The state of Lilly Brook bridge was discussed and concern expressed for its structural safety. The clerk reported that Highways had been informed and subsequently responded that the bridge had been inspected and is structurally sound. Open Forum closed at 1936.
- 2. Apologies and reasons for absence for approval.** Cllr L Cole. Cllr J. Dixon, Cllr P Moody. Approved
- 3. Declarations of interest.** None.
- 4. Reports from Devon County and Teignbridge District Councillors.** TDC Cllr Swain's report had been shared previously. Cllr Swain reiterated that the Local Government Review is underway and the Devon authorities have been drafting their responses. More details are likely to be announced spring 2026.
- 5. Planning Applications. 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, requiring the importation of 360,000 cubic metres of clean, naturally occurring soil.

The council resolved not to support the application unanimously by a show of hands for the following reasons:-

- 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.
- Teignbridge District Council recently agreed a policy to minimise the importation to or exportation of soils in the emerging local plan as follows:-  
Policy GP1: Sustainable Development.

The policy reads as follows:

*Subject to other Development Plan policies which may determine the suitability of the location for the proposed development and provide more specific or overriding requirements in a particular case, proposals will be required to perform well against the following criteria, where relevant:*

*Avoiding, where possible, the best and most versatile agricultural land and minimising the impact of development on soils through the use of appropriate construction techniques which would not result in the over-compaction, pollution or reduction in the quality of soil and minimising the importation to or exportation of soils from the site.*

- 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 clerk was asked to point out to TDC that this application affects both Whitestone Parish Council and Tedburn Parish Council as the land involved bestrides both parish boundaries. **CLERK TO ACTION**

TDC Cllr Swain is also going to call in the application.

6. **Planning Decisions. 25/01364/FUL.** Springfield Holiday Park. Proposed extension of existing holiday park to accommodate 10 additional static holiday caravans including access and parking. Granted by TDC.
7. **To approve the minutes of the November minutes as a true record.** The council resolved to approve the minutes by a vote of 6 for to 1 abstention, due to absence.
8. **To consider and agree the council's priorities for the next financial year, 2026-2027.**

The Chair recommended the council prioritise the development of a Neighbourhood Plan to include consultation with parishioners. A meeting is being held in January to look into setting up a working group to take this forward.

This to be in addition to continuing the maintenance and improvement of facilities in the village.

Councillors to consider this for a further month and report in January. Clerk to place on January agenda.  
**CLERK TO ACTION.**

9. **To consider whether a memorial to parishioners that have contributed to the community, funded by events previously held in the village, may be placed on the 'Shirley's Bench' area, which is owned by the parish council.** Chair to report back that the council recommends that a new bench be placed at the top of Four Oaks Green with an appropriate plaque commemorating those who have contributed by their action to the community. **CHAIR TO ACTION**
10. **To consider that the parish council may bear the ongoing cost of the village Christmas tree with effect from Christmas 2026.** The parish council suggested contacting local businesses to make a contribution. **CHAIR TO ACTION**
11. **To consider the precept request following discussions in September and October meetings for approval and request to TDC.** The Chair presented a financial summary year to date and forecast for the next financial year and following a discussion the parish council resolved to set the precept request at £44,250, a 5.7% increase, this is equivalent to approx. just over £4.00 per year increase for a Band D household.
12. **Review of action points from previous meetings.**  
**Emergency Plan update.** Cllr Wilson has now shared with the council and there are no changes to be made. The Chair thanked Cllrs Wilson and Cole for their hard work on the development of the plan. Cllr Wilson to forward to Devon Communities Together and publish on parish council website. **CLLR WILSON TO ACTION**
13. **Correspondence:** To consider council's response to matters raised about the School Crossing Patrol. The warning lights for the primary school finish and start times has been damaged. Clerk to find out who is responsible for replacement and Chair to find out if an insurance claim is appropriate. **CLERK AND CHAIR TO ACTION**

#### 14. Reports from

parish councillors and clerk. Cllr

Taylor reported on the output from the recent 'Rural Transport Poverty' meeting. One of the items discussed was the problem with overhanging trees on the old A30. Clerk to talk to Highways Officer regarding this problem and report back to council.

**CLERK TO ACTION**

#### 15. Payments for approval. The council resolved to approve the payments unanimously by a show of hands.

Date	Supplier	Description	Amount	VAT	Total
1.12.25.	Jane Clark	Clerk's salary, home office, phone and pay award back pay 1 <sup>st</sup> April	£793.49	No	£793.49
1.12.25.	HMRC	Clerk's PAYE and Employer's N.I.	£275.75	No	£275.75
1.12.25.	DCC Pension Fund	Clerk's Pension	£266.47	No	£266.47
1.12.25.	David Yelland	Village maintenance	£605.00	No	£605.00
1.12.25.	TSM Village Hall	Hall hire	£18.00	No	£18.00
1.12.25.	Jane Clark	Reimburse Instant Ink payment	£13.49	No	£13.49
1.12.25.	Google	Email and website hosting	£150.92	No	£150.92
1.12.25.	J. Dixon reimbursement	Village website domain?	£28.80	No	£28.80
1.12.25.	Curry's	Computer support service monthly fee	£9.79	No	£9.79
1.12.25.	Parish Online	Annual fee	£110.00	£22.00	£132.00
1.12.25.	PKF Littlejohn	Annual External Audit Report	£210.00	£42.00	£252.00
1.12.25.	Graham Dicker	Mowing Millennium Orchard and Cemetery and trim hedges and trees, over two years at £160 a m monthly	£3,840.00	No	£3,840.00

Meeting closed at 2110

**Date of next meeting Monday 5th January, 2026 at Tedburn St Mary Village Hall at 7.30 pm**