

Minutes of the Tedburn St Mary Parish Council Meeting held at Pathfinder Village Hall at 7.30 pm on Tuesday. 7th April 2026.

Present: Cllrs L. Taylor, Cllr. J Putt, S. Rodda, K. Wilson, H. Trump, J. Dixon, C. Stacey, T. Woodley, DCC and TDC Cllr R. Keeling and 14 members of the public present.

Attending. J. Clark. Clerk.

- 1. Open Forum.** A member of the public stressed serious concerns about the number of lorries using North Park Road. She requested the original application should be re-examined because it does not reflect the terrible impact the landfill is having on the access roads to the landfill site. This view was generally supported by those in attendance. The Chair responded that the parish council had been in contact with the operators in charge and action had previously been taken warning drivers of careless driving, etc. DCC Cllr Keeling explained that the operation was legitimate and in hindsight the impact on the roads may not have been fully understood. However, the lorries will continue to use the site but it is hoped that the work will be complete within the next few months.

Another member of the public raised similar concerns about lorries using Six Mile Hill saying there had recently been an increase, both day and night. Cllr Keeling was asked by the parish council to look into this and report back to the council. **CLLR KEELING TO ACTION**

Chair, Cllr L Taylor asked members of the public to note the registration of lorries being driven without care through the village, along with the date and time and send to the parish clerk via email or call.

parishclerk@tedburnstmaryparishcouncil.gov.uk or telephone 07932 386023 and she will contact the operators having taking similar action before.

Another member of the public asked if there was any further news about the site at Fingle Glen but the Chair reported that nothing further had been heard.

Open Forum closed 1949

- 2. Apologies and reasons for absence for approval.** Cllr L Cole and Cllr P. Moody. Approved.
- 3. Declarations of interest.** Cllr Putt in item 5.
- 4. Reports from Devon County and Teignbridge District Councillors.** TDC and DCC Cllr Keeling reported extra funding is being allocated to the repair or potholes and some extra money put aside to manage the project to ensure the repairs are fit for purpose. There is also extra money put aside for drains and gullies. He said there are currently 52 crews working on potholes in Devon. He went on to say that DCC have reviewed the allocation of work and are now charging repair crews to make discretionary decisions about other potholes that can be filled when they surround a reported pothole so the work can be carried out during the same repair and not as a separate job at a later date when a further online complaint is received.

Cllr Keeling also updated the parish council on the options being considered under the Local Government Review including the dispersal of any assets that may become available. The Chair asked if any maintenance funding would be available to maintain any new assets taken on buy parish councils. He replied there would not be and such money would have to come from the parish council precept.

- 5. Planning. 26/00361/MAJ Land North Of Six Mile Hill, Tedburn St Mary. Outline application for the construction of up to 40 dwellings (approval sought for access).**

The Chair suspended Standing Orders in order to take comments from members of the public.

Members of the public strongly expressed their concerns about the application, as follows:-

- They have no trust that an appropriate footpath from the housing development to the centre of the village will be delivered because plans show a path that is not continuous, requires crossing backwards and forwards over the road, runs against several large trees subject to Tree Preservation Orders outside the applicant's control.
- There was a general concern that the houses will be built and once complete the developer will fail to deliver the footpath.

- The width of the road on which the proposed development is located is not wide enough INPARTS to be able to deliver a footpath to the required 1m width. The plan for the footpath seems incoherent because of these issues.
- That under TDC's definition, Tedburn St Mary's status for housing cites the appropriate density as 25-30 houses and yet the development is for 40 houses.
- There are strongly held concerns about the surface water drainage. Such water should be discharged into a water course and not discharged into a field as seems to be the proposed option and because of this there are inaccuracies in the planning application.
- The owners of the field adjacent to the proposed development complained that they have not been contacted at all regarding the proposed housing scheme and water run off caused by the new houses will inevitably force water onto their land and very likely causing flooding to their property. They said there is an assumption in the planning application that the water will drain off into a water course when no such thing exists on the land next to the site. It was reported during the meeting that Devon County Council, who deal with surface water matters, have also objected to the application.
- A percentage (0.36 acre) of the must be given over to a 'green area', often a play area. However, as there is a play area adjacent to the site then another play area as proposed in such close proximity would be nonsensical.
- The plan shows an access from the proposed housing site to the lane owned by the Recreation Association. A member of the Recreation Association reported that no permissions for an access had been given.
- As a member of the Recreation Association, Cllr Woodley reported there had been a meeting with the developer with regarding to the developer funding improvements and ongoing support of the existing play area but no such arrangement has been agreed to date.
- A previously commissioned housing survey proved that there was a need for 13 Affordable Homes in Tedburn St Mary but there is no evidence that this development will deliver this and comfort was wanted the 30% Affordable houses in this application won't be lowered later

The Chair thanked members of the public for their input and encouraged all those speaking to make their own individual comments on the TDC planning page on the local authority website. Cllr Keeling encouraged everyone to refer to the guidelines that lists appropriate subjects for comments which may be helpful and this is also available on the TDC website.

The Chair reinstated Standing Orders.

Following a discussion the parish council resolved unanimously by a show of hands not to support the application because there are too many technical deficiencies. The parish council cited these as-

- The failure to show clearly how a continuous safe and appropriate footpath from the site to the centre of the village will be delivered and when it will be delivered. The plan shows it going on both sides of the road and right up against large trees with existing Tree Preservation Order restrictions outside of the application boundary.
- There is no coherent plan to deal with water run off. The owners of the neighbouring field have not been consulted and they told the parish council and the run off is very likely to cause flooding to their property.
- The number of houses (40) is above that stipulated by TDC's own criteria which cites 25-30 as the appropriate number of units for Tedburn St Mary.
- The plan does not deliver the required number of Affordable Homes (13) as shown in a previous housing needs survey.
- The application shows an access onto the lane by the existing Recreation Field that has no permission to exist

6. Planning Decisions.

- 6.1 26/00017/FUL. Red Lion Inn, Tedburn St Mary. Extension and alterations.**
Granted by TDC.

Discharge of condition 4 (sample panel of stonework) on planning permission 26/00017/FUL - Extension and alterations to existing Public House and associated works. Refused by TDC.

- 7. To approve the minutes of the March 2026 meeting as a true record. The council resolved to approve the minutes of the March meeting by a show of hands. 6 for and two abstentions due to absence.**
- 8. To approve and sign off budget for publication as agreed previously during precept approval.** The council approved the budget unanimously by a show of hands. The budget was signed by both the Chair and Vice Chair. Clerk to publish on the website.
CLERK TO ACTION
- 9. Review of receipts and expenditure against budget for council approval.** Expenditure during March 2026 was £2,337.33 and income was £295.00 for cemetery charges.
- 10. To receive and approve the monthly bank reconciliation.** Approved unanimously by a show of hands and signed by the Chair.
- 11. To consider what action needs to be taken about the pathway that links School Lane with Cleave Close.** Pavement to be reported to Highways Officer including the path when you turn right at the end of the lane. Clerk to report to Highways Officer and inspect during the next monthly meeting. **CLERK TO ACTION**
- 12. Review of action points from previous meetings.**
 - a. Update on replacement of wig-wag warning signs for school.** Cllr Keeling was asked if he could chase up the delivery of the warning lights. Clerk to email details. **CLERK TO ACTION**
- 13. Correspondence.** All dealt with and nothing to report.
- 14. Reports from parish councillors and clerk.** Clerk reported that three site visits to assess the Little Chapel repairs with two quotes received and waiting for the third before the Cemetery and Little Chapel Committee prepare a report for the parish council's consideration. **CLERK TO ACTION**
- 15. Payments for approval. Approved unanimously by a show of hands.**

Date	Supplier	Description	Amount	VAT	Total
07.04.26.	Jane Clark	Salary	£793.29	No	£793.29
07.04.26.	HMRC	Clerk's PAYE % NI	£275.95	No	£275.95
07.04.26.	DCC Pension Fund	Clerk's pension	£266.47	No	£266.47
07.04.26.	David Yelland	Village maintenance contract	£605.00	No	£605.00
07.04.26.	TSM Village Hall	Hall Hire x 2 (Feb & Ma36	£36.00	No	£36.00
07.04.26.	Jane Clark	Ink contract and two new lever arch folders.	£29.34	No	£29.34
07.04.26.	Google	Email and website	£129.80	No	£129.80
07.04.26.	J. Dixon	Village website hosting	£28.80	No	£28.80
07.04.26.	Curry's	Computer support	£9.49	No	£9.49
07.04.26.	J. Dixon	Annual Subscription to Google for Village Website and domain	£86.80	£17.36	£104.16
07.04.26.	K. Wilson	£100	£100.00	No	£100.00

Meeting closed at 2045