TEIGNGRACE PARISH COUNCIL

MINUTES OF THE FULL MEETING 6th JANUARY 2026

Present: P. Adams, R. Coombes, W. Coombes, J. Penfold
S. Adams

Apologies: Cllr. S. Morgan, A. Gale, R. Page

01/26 MINUTES:

Minutes of the Full Meeting held on 4th November 2025 having been circulated, were agreed, and signed.
Proposed by R. Coombes, seconded by J. Penfold.

02/26 MATTERS ARISING:

Stover Canal Trust: R. Coombes has distributed the Minutes of the Management Meetings held on 4th November and 9th December 2025. The next project is likely to be some 'feature' lock gates. {06/01/2026}

Templer Way Flood Damage: Cycle path was washed away again in November. There has been no contact again from the Environment Agency regarding any improvements that could be made. {06/01/2026}

D.C.C. A382 Road Closure: D.C.C. has written: *"When we last met in person in Teigngrace we spoke about the second year of the A382 works. Next summer the new roundabout will open to traffic and our road closure point will move to Forches Cross (the exact location will move slightly over time to allow access to businesses at Forches Cross). The impact of this will be that traffic travelling between the A382 and Newton Abbot would have easy access to the road through Teigngrace and we would expect a significant level of rat running through the village.*
We talked about exploring the possibility of putting in a road closure at Teignbridge Gate, in order to stop this traffic movement and keep traffic on the established diversion routes.
Early in the New Year we need to start confirming the road space we need for these works.
We left it that the Parish Council would establish the local consensus about this proposal before we make any moves.
We already have a plan for allowing HGV access as needed to Cremtor from the A382, but otherwise that south end of Greycoat Lane will be closed.
Would you be able to get back to me by 9th January with a view from the community? If you need any further information, please let me know."
It was agreed that a road closure is required as this will be the lesser of two evils. P. Adams to let D.C.C. know our decision. {04/03/2025}

Coach House Works: Bowles / Pétanque 'Piste'. 4m x 15m Max. 3m x 12m Flat Level Gravel 10mm to Dust. P. Adams is preparing specification.
Paving Slabs require replacement. P. Adams to obtain quote along with 'Piste'.
Ivy, clear back. J. Penfold to organise.
One of the Lime Trees in the Village field has been marked with an orange mark. Unknown origin. {09/09/2025}

Defibrillator Kiosk. R. Coombes will investigate the availability of signage to replace the 'Telephone' signs on the Kiosk with Defibrillator. R. Coombes to ask Teign Signs. He has found an online supplier if required. {06/05/2025}

Tree falling down at end of Summer Lane: D.C.C. Highways. This has now been removed. {04/11/2025}

New Speed Indication Device: P. Adams has installed two 3G /4G versions with Smiley Face. The application for £400 grant from Cllr Bill Thorne's Councillors' Community Fund was unsuccessful. {09/09/2025}

Neighbourhood Beat Manager Constable: Dimitra Stewart-Palapanou. Contact details to be put on Parish Noticeboard when received. {04/11/2025}

Stover Drive Access: Exit Only would be better. P. Jenkins (Stover School) replied "*I don't think a one-way use of The Lane is going to work for our minibuses and parents and staff I am afraid. We ate already receiving complaints about the travel times to and from school. The issues are only going to get worse. This month will see traffic light controls outside our main entrance for at least a week while survey works are carried out on all the service connections. Thos will be followed by 2-week traffic light controls while these services are re-routed.*
From August – Phase 2 - we are told that the road closes immediately outside our main entrance for at least a year! There will be no left turn at all! This means that the Lane will be needed even more. What our surveys show and we have discussed this with M Group, is that most of the traffic using the lane come in from Kingsteignton, and go back that way and not through the village.
In summary, we have to balance the need to get over 700 vehicles in and out of the site, daily, with the minimum of aggravation and disruption to all. We have fought long and hard not to have a total closure of the A382 but to no avail and we are left to deal with the consequences while insuring we still have a viable school at the end.
I know this is not what you were hoping to hear but we have little options when the next phase commences but to use all resources at our disposal, and at great cost to ourselves of course." {04/11/2025}

Café Signs on Highway Signs: P. Adams contacted D.C.C. {04/11/2025}

03/26 FINANCE:

Balance as of 31/10/2025 is £26,140.92

Cheque 000216 raised for Elan City £7002.58 for SID signs.

£188.25 to Team Blue Internet Services Ltd for Website
£15.99 to Screwfix for Hose Clips for SID Signs
£20.80 to B&Q for Padlocks for SID Signs
Cheque 000217 raised for £225.04 for P. Adams to cover above purchases.

Cheque 000215 cashed P. Adams.

2026/27 Precept, agreed to raise to £2100 to cover increasing costs.

Proposed P. Adams, Seconded W. Coombes

04/26 PLANNING:

Ref: 25/02055/TPOE
Exemption works to trees covered by a Tree Preservation Order
Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012
Tree Preservation Order: THE DISTRICT OF TEIGNBRIDGE (LOWER LODGE, TEIGNGRACE REV B) TREE PRESERVATION ORDER 2012 E2/20/04
Location: TEIGNGRACE - Oak House Teigngrace
Proposal: Dead Silver Birch tree - fell
Applicant: Mr S Blandford

Further to your application of 10 December 2025 I confirm that I have no objections to the works detailed above. The works are considered to be exempt under 198(6)(a) of the Town and Country Planning Act 1990.

Ref: 25/00028/REF

Location: TEIGNGRACE - Barn At Land Next To Lyndale, Teigngrace
Description: Appeal against the refusal of planning application 24/01929/NPA Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of an agricultural building to a dwelling house
Planning Inspectorate Ref: 3368555

Appeal Dismissed

Ref: 25/01966/HOU
Location: TEIGNGRACE - Ventiford House, Teigngrace
Proposal: Proposed extension and alterations
Applicant: Mr James Scott
Web Link:
https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6CQ62PZG1G00

P. Adams declared a Personal Interest.
It was agreed to recommend that a more substantial Bat Roost to be provided, rather than the proposed Bat Boxes, given that the historic Bat Nursery is no longer accessible. Perhaps consider a free standing one as has been provided locally nearby. Otherwise, there were no concerns.
[3 For, 0 Against]

05/26 TEIGNGRACE ENVIRONMENTAL TRUST:

Santander Balance: 02/12/2025 £113.18.
Santander Balance: 02/01/2026 £113.28.

CAF Dividend 15/12/2025
Total Shares: 44,200.1256
Dividend: £671.75

Annual Return is due by 05/02/2026. P. Adams to complete.

Proposed W. Coombes, Seconded J. Penfold.
[4 For, 0 Against].

06/26 A.O.B.:

Valuation Office Agency: This email confirms we have received the information submitted for OLD COACHING HOUSE, TEIGNGRACE, NEWTON ABBOT, DEVON, TQ12 6QL - Submission number: 3435615. {06/01/2026}

Teigngrace Cycleway Warning Signs: D.C.C. have responded: *"As agreed, we will install an additional pedestrian symbol on the carriageway (north bound orientated) at the same location as the SID. I believe the sign will have to accompany this and as I'm not sure of the foundations of the SID we will likely look at installing an additional post and relocate the sign installed during the last visit to this location."* {06/01/2026}

Teigngrace Parish Council Contact Details: clerk@teigngracepc.org

Meeting closed 21:02.

PLEASE NOTE THE NEXT PLANNING MEETING WILL BE ON 3rd FEBRUARY 2026; THE NEXT FULL MEETING WILL BE ON 3rd MARCH 2026.