

TEIGNGRACE PARISH COUNCIL

MINUTES OF THE FULL MEETING 4th MARCH 2025

Present: P. Adams, R. Coombes, W. Coombes, A. Gale, R. Page, J. Penfold
S. Adams, A. Ellis, P. Eveleigh, T. Eveleigh, J. Scott, J. Sheppard

Apologies: None

07/25 MINUTES:

Minutes of the Full Meeting held on 7th January 2025 having been circulated, were agreed, and signed.

Proposed by R. page, seconded by J. Penfold.

08/25 MATTERS ARISING:

Stover Canal Trust: R. Coombes has distributed the Minutes of the Management Meeting held on 14th January 2025. {04/03/2025}

Ley Green Flood Relief Scheme: Sibelco have undertaken to clear out the Flood Relief Ditches. This has not been done yet. S. Adams to chase again.

R. Coombes updated as follows "I had been down to where I believe CP trees was meaning, I do see that the exit channel, is pretty built up, but it seems a bit excessive that this 5 -10m stretch would make the rest of the ditch clearance a "waste of time".

I would have thought if they were clearing the main stretch down through, they would be able to liaise with the canal trust and clear the outlet too to complete the job.

I had a canal trust meeting last Tuesday, it was discussed about replacing the wooden bridge at the Fishwick Feeder due to flood damage, near to where the flood alleviation outlet is, so they are looking at doing works around here. I asked if the outlet area could be cleared, maybe tying in with these works.

Hopefully Teignbridge will come back with some firm information." {01/07/2024}

Traffic Lights on Causeway: P. Adams to contact Scott Riddell to see if permanent lights can be installed. Scott Riddell replied "DCC are not looking to install permanent lights here. To the best of my knowledge, there has been very few traffic strikes of the walls, if any.

There is a prohibitive cost to installing such lights – DCC have no such money for engineering of this nature.

Further, stacked traffic both sides of the traffic lights is an issue - with parking and a vehicle access being blocked the Kingsteignton side of the lights (and the bridge being a pinch point) and the Teigngrace side, the junction to Teigngrace – which has been blocked and would need to be included in the traffic light sequence, so increasing it to 3 way and the hold time on red.

Whilst temporary lights to carry out necessary works can allow for a certain tolerance for the above, permanent lights would need this to be engineered in at additional cost and complexity and safety audited.

Driver behaviour – this is a considerable length over which for traffic to travel between lights and a high hold time as result. Whilst the bulk of traffic recognises the need to adhere to the lights due to the works, I have witnessed vehicles clearly red lighting (a police matter). Remove the works, add another junction and additional hold time and drivers are far more likely to red light, especially when they know the road is capable of taking 2 way traffic.

You may end up causing new issues through this engineering where previously there were none. {07/01/2025}

Templer Way Flood Damage: P. Adams to contact E.A., D.C.C., T.D.C., Newton Abbot Town Council, Kingsteignton Town Council and Network Rail to ensure we are included in any decision making, as it lies within our Parish. The event on 24/11/2024 shows how important the flood plain is.

Sibelco are hosting events for those agencies involved and invited us to the bi-monthly meetings at East Golds Quarry.

These meetings are an opportunity to discuss any activity or ongoing works related to the flooding, to support and keep progress moving forward.

W. Coombes attended the first meeting along with Sibelco, T.D.C., E.A. Network Rail were not present nor were D.C.C.

The current plan is for Sibelco to pile the breach and pump out the quarry when the clay sediment has had time to settle.

The E.A. are going to look at the river Teign as there appeared to be capacity downstream, yet the river was crossing the fields in preference.

They are also looking at options for routing the flood water.

The Parish Council would like the option of East Golds to be retained as floodplain. {07/01/2025}

Coaching House: P. Adams contacted Savills regarding crack in East Facing Wall. We believe that they have visited, but we have not received any report yet. {07/01/2025}

09/25

FINANCE:

Balance as of 29/11/2024 is £26,383.45.

Proposed A. Gale, Seconded P. Adams.

10/25

PLANNING:

Ref: RT/DCC/4425/2025

County Matter Planning Application

Retrospective application to regularise the previous importation of construction/demolition material, provision of surface water drainage system and habitat creation at Imerys Processing Plant, Road From Heathfield To Summer Lane, Heathfield, Devon, TQ12 6QZ

The Waste Planning Authority has received a planning application for the above proposed development.

No Objections

[6 For, 0 Against]

Ref: DPS:NL:DEV001/1094:B

Stover Country Park Car Park, Newton Abbot

Devon County Council propose to make Devon County Council (Off-Street Parking Places) Amendment Order under the Road Traffic Regulation Act 1984 for Stover Country Park Car Park, Newton Abbot to amend plan 1K in part 3 of Devon County Council (Off Street Parking Places) Amendment Order 2024, to update the car park area due to a new layout following improvement works.

No Objections

[6 For, 0 Against]

Ref: 24/01663/COND1

Location: TEIGNGRACE - Ley Green Farm

Proposal: Discharge of condition 3 (materials) on permission 24/01663/LBC for replacement roofs on the rear elevation

Applicant: Mr Alastair Endersby

Approved.

My Ref: 24/01929/NPA
Location: TEIGNGRACE - Barn At Land Next To Lyndale , Teigngrace
Proposal: 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
Applicant: Mr P Eveleigh

Prior Approval Refused.

The applicant's agent is organising an appeal, questioning the economics of mineral extraction in that location.

Ref: RQ/DCC/4423/2025
Town and Country Planning General Regulations 1992 - Regulation 3
Construction of an earth bund at Stover Golf Course to enhance the landscape, improve drainage, and provide additional safety and privacy for golfers and neighbouring properties at Stover Golf Course, Bovey Tracey Road, Newton Abbot, Devon, TQ12 6QQ

No Objections. The flood compensation scheme could be better, if it could be achieved without the use of ditches, as they require maintenance, and from experience this is not performed.
[6 For, 0 Against]

My Ref: 19/00396/COND1
Location: TEIGNGRACE - Oak View
Proposal: Discharge of condition 3 on permission 19/00396/LBC for extension to form two additional bedrooms with ensuite bathrooms over single storey living room. As per planning application ref: 18/00812/FUL
Applicant: Mr P Rivers Unicorn Construction Ltd

Discharge of Condition approved.

My Ref: 24/02047/LBC
Location: TEIGNGRACE - Higher Lodge , Teigngrace
Proposal: Roofing works including removal and replacement of roof felt, timber roof battens, slate roof covering and facias; repair and repainting of guttering
Applicant: Mr P Jenkins Stover School Association

Approved.

My Ref: 25/00080/NPA
Location: TEIGNGRACE - East Golds Works , Kingsteignton Road
Proposal: Application for Prior Approval under Part 14 Class J of Schedule 2 of the GPDO 2015 for the installation of solar PV equipment on roof
Applicant: Mr B Uphill Sibelco UK East Golds Works

Prior Approval Granted

11/25

TEIGNGRACE ENVIRONMENTAL TRUST:

Santander Balance: 03/02/2025 £112.23.

Proposed R. Page, Seconded W. Coombes.
[6 For, 0 Against].

12/25

A.O.B.:

William of Orange Oak Teigngrace: W. Coombes contacted DCC. "Would you be kind enough to come and have a check of the Oak tree, there has been a concern that the tree could be leaning over more. Some of the bark has come off recently so a check would be a good thing." No report received yet. {04/03/2025}

Ash Dieback, Village Field: Savills contacted us, as managing agents for the Exeter Diocese. "It has come to our attention following a recent inspection that there is currently a dead ash tree located along the southern boundary which is jointly shared with The Old Rectory. We have obtained quotes for the removal of the tree". W. Coombes is going to contact the Old Rectory to ascertain ownership of the boundary hedge. {04/03/2025}

SWW / DCC A382 Road Closure: R. Coombes contacted DCC who responded "We understand your concerns regarding rat running through Teigngrace during the A382 closure.

We have discussed this issue with South West Water / Kier, who are responsible for the closure and traffic management.

It is proposed that five additional signs are erected as part of the traffic management to try and reduce rat running through Teigngrace village.

Please find attached plan showing location and details of the additional signs."

"Please be assured, we will be in contact regarding future closures required for the A382 / Jetty Marsh Link Road scheme to discuss measures to reduce rat-running and speeding through Teigngrace."

R. Coombes will ask for a Highways Management Plan to be drafted for Teigngrace, so that can be used automatically when the A382 is closed. {04/03/2025}

Teigngrace Social Committee: Bowles / Petanque 'Piste'. 4m x 15m Max. 3m x 12m Flat Level Gravel 10mm to Dust. P. Adams to calculate what materials are required. {04/03/2025}

Teignbridge CIL Meeting: W. Coombes and R. Coombes attended a training session hosted by T.D.C. The grant can be used to contribute to the cost of provision, improvement, and replacement of infrastructure that development demands. {04/03/2025}

Parking Stover Park Straight: Stover Park problem. We discussed whether parking provision could be a use of the CIL grant and a joint venture with Stover Park. {04/03/2025}

Stover Trail: Please report any use of motorbikes / scooters to the Police. {04/03/2025}

Meeting closed 21:20.

PLEASE NOTE THE NEXT PLANNING MEETING WILL BE ON 1st April 2025; THE NEXT FULL MEETING WILL BE ON 6th MAY 2025.