



Draft Minutes of the Annual Parish Meeting of the Electors of Doddiscombsleigh held on Tuesday 19 May 2026 at 7.30 pm at Woodah Farm

Present: Cllr Cathrine Wood (Chairman), Cllr K Salter, Cllr R Crocker, Cllr H Brook, Cllr J Sawyer, District Cllrs A Swain and S Purser, 5 members of the public and A Miller (Clerk)

1 Welcome and Apologies for Absence

The Chairman of the Council, Cllr Newton-Humes sent his apologies.

The Vice-Chairman, Cllr Wood, chaired the meeting and welcomed everybody present.

2 Ratification of Minutes of the Annual Meeting of the Electors Held on 20 May 2025

Resolved The Minutes of the Annual Meeting of the Electors held on 20 May 2025 was unanimously accepted as a true record.

3 Report for the Year 2025/26

The Report appears at the Appendix to these Minutes.

4 Open Discussion

Residents were most concerned about the new Teignbridge Local Plan. The new Local Plan contains a development of ten custom self-built houses in the village. The following concerns were raised:

- The building process for custom built houses is typically longer than for a standard development and is more disruptive for the neighbours.
- This type of development has not proved very successful in the past. This type of plot has been marketed unsuccessfully for many years (e.g. Bovey Tracy).
- There is no precedent for stand-alone development of this kind. Usually, a small percentage of a bigger development is used for custom self-built houses, where the profit from the rest of the development can cover the cost of providing the plots for custom built houses. It cannot happen in Doddiscombsleigh according to the approved Plan.
- The developer has to provide serviced plots for the buyers, paying for all the infrastructure. Land value could be negative or zero.
- The Planning Inspector took away the right to register the plots for affordable houses if they cannot be sold for custom self-built houses.
- How will the services be provided? Will there be a new electricity sub-station?
- The water pressure in the village is sometimes a problem. Will there be a new pumping station?

- The South West Water sewage plant is already regularly discharging untreated sewerage to the Teign and the company did not deem it necessary to repair the rotator. What kind of sewage treatment will be provided at the development?
- Access to the site can be problematic from the single lane road.

Residents were of the opinion that there are several open questions regarding this development which can affect the neighbourhood and the whole village. These questions need to be discussed with the developer at an early stage to find viable solutions.

The meeting was of the opinion that the Parish Council can help with establishing a working group to gather local expertise, to try to discuss open questions with the developer and to prepare for a consultation on the outline planning permission.

Cllr Wood and Cllr Brook agreed to be the representatives of the Parish Council and to report to the Council about the progress of the working group.

It was noted that the Local Government Reorganisation in Devon presents further questions regarding developments in Teignbridge. From 2028 there will be a unitary council structure in Devon and the local plans expected to be reviewed.

5 Chairman's Remarks

The Chairman thanked everybody for their participation.

The Chairman closed the meeting at 8.27 pm.

Signed.....

Chairman

Date

APPENDIX

Report for the Year 2025/26

About the general operation of the Council:

In May 2025 three new councillors joined the Parish Council: Cllrs Newton-Humes, Wood and Brook. Cllr Newton-Humes became the Chairman in September, after our previous Chairman, Cllr Hole resigned from his councillor position. In October, Cllr Wood agreed to be the vice-chairman of the Council.

In 2025-26 the Parish Council held 8 meetings, including the annual meeting.

Currently there is one vacancy, which can be filled by co-option.

Planning:

The last year was quieter regarding individual planning applications – the Parish Council received only 4 consultations.

The Parish Council followed the progress of the Teignbridge Local Plan Review. The new Local Plan has been approved. Doddiscombsleigh has a development planned for 10 new custom self-built houses, in spite of the concerns of the Parish Council and the developer.

Triangle and bus shelter:

In September 2026 a vehicle drove into the bus shelter causing damage to the cob building. The repair work was carried out in March – April 2026, after the weather turned warmer. The insurance provider has been notified, and the Parish Council is claiming the cost of the repair. The Parish Council had also the undamaged part of the shelter painted, which was paid from the Community Infrastructure Levy (CIL) Fund.

The Parish Council engaged a contractor to improve the drainage on Down Lane. Previously, following downpours debris was washed off the lane to the Triangle. The improved drainage helped alleviate the problem.

20mph Speed Limit Campaign:

The Parish Council explored the possibilities to obtain an official speed limit. Unfortunately, the village does not qualify for a lower speed limit according to Devon County Council's criteria and the cost of a self-funded scheme is extremely high.

Defibrillator:

A second community defibrillator was installed on the gate of Middle Hills to give better access to the equipment for residents living north from the village centre. The defibrillator was purchased from CIL money.

The Parish Council agreed with the Teign Valley Community First Responders, who started to help maintain the two defibrillators in the Parish.

Highways:

The Parish Council continued to carry out drain clearing. In March a new lengthsman, Mr Jackson was appointed following the resignation of our previous lengthsman, Mr Green.

Potholes have been reported to the Highways Authority, but the condition of some of the roads has deteriorated significantly. Patching work was carried out on Rectory Lane, following the Parish Council's lobbying. The lane was in a such a bad condition that there was a possibility that South West Water vehicles could not go down to the sewage treatment plant.

The Parish Council received two pallets of tarmac for small pothole repairs within the Road Warden Scheme. Volunteers filled up potholes, which did not meet Devon County Council's intervention criteria. Bigger potholes are still the responsibility of Devon Highways. The Parish Council is looking for more volunteers to do this work.

The Parish Council re-joined the Snow Warden Scheme and Cllr Wood took up the responsibility of the Snow Warden.

Finance:

The Parish Council needed to increase the precept to cover the increasing costs and to maintain a suitable level of reserves. The outside sources of income declined – the Parish Council only

received a minor Parish Path Partnership grant for footpath maintenance. Other grants, previously open to the Council, were not available or very quickly ran out. For road repairs the Parish Council received some tarmac from Devon County Council, but monetary grants do not exist anymore.

The Parish Council continued the practice of keeping most of its money on an Instant Access Savings Account, earning some interest on temporarily available money.

The Parish Council used its CIL reserves to fund projects when the conditions of the CIL Fund allowed it.

The Parish Council thanks the parishioners who help the community and donate time to working for the benefit of the village.

DRAFT