

Stokeinteignhead Parish Council
Minutes of the Annual Meeting of the
Parish Council
held at the Village Hall, Stokeinteignhead
on Tuesday, 12 May 2026 at 7.30 p.m.

Present:

Councillors Pedersen (Chairman), French, Horton, John and Stoneman.

In attendance:

Andrew McKenzie – Parish Clerk
Councillor Clarence – Teignbridge District Councillor
6 members of the public

The following minutes will be considered for approval at the next meeting of the Parish Council and may be subject to change until that time.

Part I

1. ELECTION OF CHAIRMAN

The Chairman sought nominations for the role of Chairman for the 2026/27 municipal year.

Councillor Pedersen was proposed and seconded. There were no other nominations.

Resolved that Councillor Pedersen be elected Chairman of the Parish Council for the 2026/27 municipal year.

2. ELECTION OF DEPUTY CHAIRMAN

The Chairman sought nominations for the role of Deputy Chairman for the 2026/27 municipal year.

Councillor John was proposed and seconded for the role.

Resolved that Councillor John be elected Deputy Chairman of the Parish Council for the 2026/27 municipal year.

3. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dennis, Hobin, and Simmons.

Resolved that the apologies be noted.

4. DECLARATIONS OF INTEREST

Councillor French declared a pecuniary interest in planning application 25/00542/HOU by virtue of being the applicant. She advised she would leave the room for the duration of the item and not vote on it.

5. PUBLIC DISCUSSION

At this juncture, standing orders were suspended.

- Two members of public spoke against planning application 26/00469/FUL highlighting the site being located in undeveloped coast, a restrictive covenant being in place preventing development, and the potential for harm to local biodiversity.
- A member of the public spoke on behalf of the applicant, and in support of application 26/00469/FUL highlighting the sites location, a report noting the area was sub-optimal for Cirl Bunting and no nesting pairs had been found, there would be significant tree retention on the site, and a report commissioned by an Independent Design Review Panel suggested the application complied with the National Planning Policy Framework.

At this juncture, standing orders were resumed.

6. POLICE REPORT

There was no Police report.

7. ORGANISATION REPORTS

There were no organisation reports.

8. MINUTES

Members considered the minutes of the Parish Council meeting held on 14 April 2026.

Resolved that the minutes of the Parish Council meeting held on 14 April 2026 be approved and signed as a correct and accurate record.

9. CHAIRMAN'S REPORT

The Chairman thanked Councillor French for her year as Chairman, noting that significant remedial works to the Linhay had been progressed during that time.

Resolved that the report be noted.

10. COUNTY & DISTRICT COUNCILLORS' REPORT

The County Councillor's report had been previously circulated.

Councillor Clarence advised there were no further updates at this time.

Resolved that the reports be noted.

11. CLERK'S REPORT

The Clerk advised that a response had been received from Devon County Council regards the stream on Deane Road and riparian ownership where they stipulated that it was the adjacent property owner's responsibility to maintain the stream.

Resolved that the report be noted.

12. PLANNING

There were no planning applications for consideration.

Decisions of the Planning Authority received since the last Parish Council meeting:

- i. 26/00469/FUL - Beacon Copse, Labrador Bay – proposed dwelling with associated access, landscaping, biodiversity, drainage, and other infrastructure.

Resolved that this Council recommends **refusal** for the following reasons:

- The site forms part of the undeveloped coast, where development would result in unacceptable harm to the character and appearance of the coastal landscape.
- Members considered the proposal to constitute overdevelopment of the site.
- The proposed development would adversely affect existing natural habitats and biodiversity interests within and surrounding the site.
- Concerns were raised regarding the disturbance of bedrock and the potential impact upon land stability, including the risk of landslips affecting Teignmouth Road.
- The proposed use of tarmacadam for the driveway would introduce an impermeable surface, increasing concerns regarding surface water run-off and drainage.
- The design, scale and appearance of the proposed dwelling were considered to be out of keeping with neighbouring properties and detrimental to the character of the area.

In reaching this view, Members also noted that the site is understood to be subject to a restrictive covenant preventing development. Whilst acknowledging

that restrictive covenants are a private legal matter rather than a material planning consideration, Members request that the Local Planning Authority be mindful of this issue in its consideration of the application.
At this juncture, Councillor French left the meeting at 20:10.

- ii. 26/00542/HOU - 1 Teign Court, Stokeinteignhead – single storey extension

Resolved that this Council recommends **no objection** to the application.

At this juncture, Councillor French rejoined the meeting at 20:15.

To note any planning appeals and resolve whether to add modify, or withdraw previously made comments:

- i. 25/01362/COND1 - Mill Leat Farm Cartshed, Deane Road – discharge of condition 4 (details of oak posts & thatch material) on planning permission
25/01362/LBC - replace the five front posts of the cart shed and re-thatch the rear of the property - APPROVED

13. FINANCE

- i. Expenditure

Resolved that the following items of expenditure be approved for payment:

17/04/2026	John Finch Computers – O365 Licences	£59.40
05/05/2026	Lee Accounting – IA Fee 2025/26	£150.00
12/05/2026	Clerk’s Salary – May 2026	£576.20
12/05/2026	Clerk’s Expenses – May 2026	£24.00
12/05/2026	Hall hire	£31.00

Totals: £840.60

- ii. Income

Resolved that the receipts and payments account be approved.

- iii. Reconciliations

Resolved that the reconciliations for April 2026 be approved.

14. INTERNAL AUDITOR’S REPORT 2024/25

Resolved that the Internal Auditor’s Report for 2025/26 financial year be noted.

15. ANNUAL GOVERNANCE & ACCOUNTABILITY RETURN (AGAR) 2025/26 – ANNUAL GOVERNANCE STATEMENT

Members considered the Annual Governance Statement (Section 1 of the Annual Return 2025/26).

Resolved that the Annual Governance & Accountability Statement 2025/26 be approved and signed.

16. ANNUAL GOVERNANCE & ACCOUNTABILITY RETURN (AGAR) 2025/26 – ANNUAL ACCOUNTING STATEMENTS

Members considered the Accounting Statements (Section 2 of the Annual Return 2025/26) for the 2025/26 Annual Return.

Members expressed their thanks to the Clerk for his work with the accounts throughout the year.

Resolved that the Accounting Statements 2025/26 be approved and signed.

17. PARISH COUNCIL INSURANCE

Resolved that Council’s arrangements for the insurance of assets and liabilities is current and noted.

18. COMPLAINTS PROCEDURE

Resolved that the Council’s Complaints Procedure be readopted as set out.

19. SLCC NATIONAL CONFERENCE

Resolved that the Council contribute 30% towards the Clerk’s attendance at the SLCC National Conference in October 2026. The balance would be paid by other paid employment.

20. COUNCIL STRATEGY

Resolved that the item be deferred to the June meeting of the Parish Council.

21. STANDING ORDERS 5J (I-XXI)

Resolved that the actions and reviews required by Standing Orders 5J (I-XXI) not covered in this meeting be deferred to a future meeting of the Council.

The Chairman declared the meeting closed at 20:26.

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Cllr Karl Pedersen
CHAIRMAN – STOKEINTEIGNHEAD PARISH COUNCIL