

# MARLDON PARISH COUNCIL

Minutes from the **EXTRAORDINARY** Parish Council meeting held on 5th August 2026 at  
6.00pm in Marldon Village Hall

Present; Cllrs , Caddell , Clarke , Cooke , Hore ( Chair ) and Roddy  
District Cllr Penfold Clerk - Karen Gilbert, and 7 members of the Public

**26/08/01 Apologies for Absence** - Cllrs Hellier and Cotton ( accepted )

**26/08/02 Declarations of Interest** Cllr Cooke- personal in planning 1704/26/HHO

**26/08/03 Dispensation request** - None

## **STANDING ORDERS WERE SUSPENDED**

IT was **AGREED** that standing orders would be suspended when those attending wished to speak on relevant Planning applications

### **26/08/04- Public participation -**

District Cllr Penfold took this opportunity to update the Council of the recent change of unauthorised location of the Caravan in the Parish - adding that all agencies and Authorities were working hard behind the scenes to secure a permanent resolution . Cllr Cooke commented that the new location of the caravan had created a Public safety issue for traffic emerging from a nearby junction

She also commented on the LGR decision which placed Marldon within the new Torbay and South Devon Unitary

## **STANDING ORDERS WERE RE-INSTATED**

### **26/08/05 - Planning**

|                                         |                                                                              |                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#"><u>2008/26/<br/>VAR</u></a> | Developm<br>ent Site At<br>Sx 865<br>626,<br>Westerlan<br>d Lane,<br>Marldon | Application for variation of conditions 2, 4, 5, 6, 7, 10, 13, 16, 17<br>& 19 of planning consent 4113/24/FUL<br><br><b>NO OBJECTION<br/>BUT TO CONCUR WITH NEIGHBOUR COMMENT ONLINE<br/>THAT THE RECENTLY MADE ACCESS BE CLOSED UP<br/>SHOULD THE PLANNERS BE MINDED TO APPROVE<br/>REVISED ACCESS</b> |
| <a href="#"><u>1987/26/<br/>PIP</u></a> | Land West<br>Of Four<br>Acres,<br>Wildwood<br>s Lane,<br>Marldon             | Permission in principle for the proposed development of up to<br>two dwellings<br><br><b>OBJECTION - SEE *1 BELOW</b>                                                                                                                                                                                   |
| <a href="#"><u>1704/26/<br/>HHO</u></a> | Woodleigh<br>Marldon<br>Cross Hill<br>Marldon<br>TQ3 1PA                     | Side and rear extensions, alterations, and new detached garage<br><br><b>OBJECTION<br/>DRAINAGE<br/>VEHICULAR ACCESS DURING CONSTRUCTION<br/>ENSURE SAFE AND UNIMPEDED USE OF FOOTPATH</b>                                                                                                              |

|                    |                                      |                                                                                                                                                            |
|--------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>2030/26/FUL</u> | Land at SX 877 648, Compton, Marlton | Change of use from agricultural to a secure dog walking field with associated car parking area, shelter and fencing<br><br><b>OBJECTION - SEE *2 BELOW</b> |
|--------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **\* 1 - 1987/26/PIP - OBJECTION**

The Parishioners attending were allowed to present the reasons behind their objections

It was **NOTED** that the ownership of part of the access lane was subject to review

All objections on the SHDC website had been circulated to all Cllrs in advance

After suitable debate , it was **RESOLVED to OBJECT** to this application

1. Highway access - The privately owned proposed track joins the Totnes to Paignton Road at an acute angle - making exit towards Totnes very difficult . In addition , the reduction to 30mph begins just before - speed is often in excess of this as traffic starts to slow only when reaching the “built-up environment ( if at all ) . Traffic entering the proposed access lane from Totnes would need to turn back on itself - which following traffic might well misjudge
2. Loss of Valuable agricultural land and hedgerow - The application suggests two new gateways to the land - one to the proposed dwellings and one to the field - where none exists at present . It is unclear why the field entrance is now required although speculation could be for the further development of the field at a later date  
Not only would approval create a loss of agricultural land - it would remove a rural feel from the outskirts of a built up area . The contours of the field result in noise travelling with ease and create an environmental nuisance to a presently peaceful area
3. Impact on working Farm - The very narrow private lane with very few passing spaces leads to a working farm and used by heavy machinery and Green waste delivery vehicles . The lane is also used by local horse riders who stable their horses at the farm ( the current users are aware and considerate )
4. Dwellings - There is no justification for new dwellings within the Parish - an area which struggles to cope with existing foul drainage . There would be high dependence on the use of Vehicles as the amenities of Marlton are some distance and pedestrian access could involve a very busy road with no pavements

#### **\*2 - 2030/26/FUL - OBJECTION**

It was NOTED that the application had submitted very similar applications in South Hams and in Torbay

It was NOTED that the lack of water / waste bin provision and collection and the lack of regular daily checks were not desirable - especially as the proposed site borders the extremely busy A380 . The applicant lives in the Plymouth area

It was noted that only a section of the field is proposed for this use . Other such similar sites show that multiple dog walking zones are incorporated in the same field - If planning was minded to be granted , the Parish Could would request a condition which goes not allow for any extension

The increase in traffic in a rural area may well cause issues in narrow lanes

This application takes further land out of Agricultural use

### **26/08/06. Clerk's report**

Following the recent resignation of Fiona Bailey , the Clerk advised she had notified South Hams District Council and ensured that the relevant notices had been posted on Noticeboards and the Website . IF no election were called , the Council would be able to agenda the Co-option to fill THREE vacant seats in September

The Chairman expressed his sincere thanks to Fiona Bailey for her contribution to the Council - adding that her calm considered approach will be missed

### **7. Financial**

|                                                 |                  |
|-------------------------------------------------|------------------|
| a) To agree cheques for payment - <b>AGREED</b> |                  |
| Karen Gilbert                                   | CLERK'S EXPENSES |
|                                                 | £85.00           |
| b) to note VAT reclaim submitted                | £8784.00         |

**26/08/08- DATE OF NEXT MEETING.** 8th September 2026 at 7pm in the Village Hall

**26/08/09-** It was **RESOLVED** that the press and Public be excluded from the Meeting to allow discussion of sensitive matters .

There being no further business , part 1 of the Meeting was **CLOSED.** at. 7pm

### **PART TWO**

**26/08/10**

Marldon Parish Council hereby **AGREE** that the Clerk be permitted to join the Local Government Pension scheme - and that Membership be backdated to 1/4/23 **UNANIMOUS DECISION**

**NOTE** - the delay is due to an HMRC error ( now corrected ) which prevented Payroll submissions being made

**Part two of the meeting was CLOSED at 7.10pm**