

E-mail: democraticservices@teignbridge.gov.uk

25 November 2024

EXECUTIVE

A meeting of the **Executive** will be held on **Tuesday, 3rd December, 2024** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS
Managing Director

Membership:

Councillors Keeling (Leader), Palethorpe (Deputy Leader), Buscombe, Goodman-Bradbury, Hook, Nutley, Parrott, G Taylor and Williams

Please Note: Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the Council Chamber you are consenting to being filmed.

A G E N D A

Part I

1. **Apologies for absence**
2. **Minutes** (Pages 5 - 10)
To approve and sign the minutes of the meeting held on 4 November 2024
3. **Announcements (if any)**
4. **Declarations of Interest (if any)**
5. **Executive Forward Plan**
To note forthcoming decisions anticipated [on the Executive Forward Plan](#)

6. **Public Questions (if any)**

Members of the Public may ask questions of the Leader or an Executive Member. A maximum period of 15 minutes will be allowed with a maximum of period of three minutes per questioner.

7. **Petition referred from Full Council 29 October 2024**

The Petition "Save Our Brooks (S.O.B)" was presented by David Force of The Friends of Dawlish Brook to the Council meeting on 29 October 2024, and was referred to Executive. The petition has 2,657 signatures.

8. **Buckfastleigh Rangers Social Club Lease proposal**

(Pages 11 - 16)

To consider the attached report

9. **Update of Future High Street Fund**

10. **Notice of Motion referred from Council 29th October**

The following motion on the Lawns Covenant was presented by Cllr Macgregor at Council on 29th October 2024 and referred to the Executive.

"In March 2023, the Bishopsteignton Scout Group was granted planning permission for a single storey building to be built at The Lawns, Bishopsteignton. (The Lawns, a former green space owned by Teignbridge District Council was sold to Bishopsteignton Parish Council for £25,000 over 20 years ago. Since then, the space has been looked after and maintained to an extremely high standard with Bishopsteignton matching with facilities and equipment, anything Teignbridge has done elsewhere and usually without the benefit of additional grants.)

The Scout Group were forced to exit their previous location as it was condemned and no longer fit or safe for purpose. The Scout Group which serves multiple neighbouring parishes and towns then sought an alternative site to build anew. Discussions were held with estates who informed the Scout Group there was a covenant, but that it should not be an issue and to proceed to planning. Planning is an expensive process and the application was thorough, detailed and agreement was reached with all the officers on a way forward, leading the application to be passed. Since then, the project has stalled. The covenant, which is far from clearly articulated state s the land must be used for recreational purposes. The Scout hut planned and approved is a recreational community building. It is not a housing or residential development, and it is clearly within the scope of the use of The Lawns for recreation.

The Monitoring Officer has quoted cases specific to the removal of any recreational use with plans for the land to be developed. He has stated that the council would be liable, however, as they are no longer the owner of the land their liability would be at the best limited, particularly as 85% of The Lawns area remains open recreational land. An alternative opinion has been sought that paints a quite different picture from that put forward by the Deputy Leader and the Council's Solicitor. That opinion suggests that there is leeway for the construction of a recreational community building and notes that the covenant is poorly framed.

The Motion:

In light of the commitment to being community led and noting the extensive community interest in this Scout Hut, the Scout Group itself and continuing need to provide recreational services for the children of Teignbridge this council wishes to amend the covenant to both allow this recreational community building to proceed as approved by planning officers and to strengthen the covenant for the future protection of this recreation land.

This council seeks to engage an expert legal professional in the specifying and writing of covenants to carry out this work."

11. For Information - Individual Executive Member Decisions

[Executive Member Decisions](#)

**12. Local Government (Access to Information) Act 1985 -
Exclusion of Press and Public**

RECOMMENDED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the item below on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraph 3 of Part 1 of Schedule 12A of the Act.

Part II: Items suggested for discussion with the press and public excluded

NIL

13. Appropriation of Land, Newton Abbot

(Pages 17 - 24)

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