

EXECUTIVE

4 MARCH 2025

Present:

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

Members in Attendance:

Councillors Bullivant, Rogers and P Parker

Apologies:

Councillors Nutley and Williams

Officers in Attendance:

Neil Blaney, Director of Place

Phil Shears, Managing Director

Alison Dolley, Private Sector Housing Team Leader

David Eaton, Head of Neighbourhoods

Estelle Skinner, Green Infrastructure Officer,

Paul Woodhead, Head of Legal & Democratic Services and Monitoring Officer

Christopher Morgan, Trainee Democratic Services Officer

Freya Manning-Crisp, Legal Assistant

Dishna Wilson, Legal Assistant

124. MINUTES

It was proposed by Cllr Keeling and seconded by Cllr Palethorpe that the minutes of the previous meeting be agreed as a correct record and signed by the Chair.

Resolved

that the minutes of the previous meeting be agreed as a correct record and signed by the Chair.

125. ANNOUNCEMENTS (IF ANY)

The Leader gave an update on devolution and the local government reform. He informed the Committee that Devon County Council and Plymouth City Council were moving towards supporting the proposals for the 'one, five, four' structure of Devon Councils, wherein Teignbridge would be grouped with Torbay, South Hams, and West Devon Councils.

The Executive Member for Teignbridge 100 thanked Cllr Rogers for his tour of the Ward of Ashburton & Buckfastleigh. During this tour they had considered potential sites for housing development.

126. DECLARATIONS OF INTEREST (IF ANY)

None.

127. EXECUTIVE FORWARD PLAN

The Executive Forward Plan was noted.

128. PUBLIC QUESTIONS (IF ANY)

None.

129. DOG PSPO

The Executive Member for Homes and Communities introduced the report which sought to extend the duration of the Dog PSPO which was first introduced in 2019. The PSPO aimed to protect the wellbeing of residents and ensure the security of the dogs.

The Executive Member for Climate Change, Trees & Coastal queried how the Council could increase signage to ensure owners are aware when dogs are to be kept on leads. In response, the Head of Neighbourhoods clarified that the provision of signage is evidence-based and increasing, however the signs often fall victim to theft or vandalism.

It was proposed by The Executive Member for Homes and Communities and seconded by The Leader that the Committee approve the extension of the Public Spaces Protection Order Number 1 (Dog Control) of 2019 (as extended and varied 2022) for a further three years from the 1st April 2025 until 31st March 2028.

RESOLVED

That the Committee approves the extension of the Public Spaces Protection Order Number 1 (Dog Control) of 2019 (as extended and varied 2022) for a further three years from the 1st April 2025 until 31st March 2028.

130. HOUSING ENFORCEMENT POLICY

The Executive Member for Housing & Homelessness explained that Teignbridge relied on privately rented accommodation, and that whilst many landlords provided well-maintained accommodation there were also cases where enforcement action must be taken. The proposed enforcement policy provides a transparent list of what actions will be taken in cases of breaches of standards.

He also considered that the Renters Rights Bill would place additional enforcement duties on the Council.

The Leader voice his support for ensuring the standards of rented properties were enforced.

It was proposed by The Executive Member for Housing & Homelessness and seconded by The Leader that the Committee

RESOLVED

That the Committee:

1. Adopt the attached housing enforcement policy (Appendix 1).
2. Delegate any additional amendments from the Renters Rights Bill and any associated regulations and orders to Head of Service in consultation with the Executive Member.

131. OGWELL, NEWTON ABBOT - STRATEGIC CYCLING AND WALKING LINK PHASE 2

The Executive Member for Planning introduced the phase 2 cycling and walking link, a project developed in collaboration with Devon County Council. This link would provide an alternative to on-road travel along the A381. The project aligned with Council objectives such as a carbon neutral district, active and sustainable travel options, encouraging young people to stay in the district, a healthier population living in resilient communities, and a green and safe environment.

The first phase of the project had been completed with an underspend of £18500, and additional funding was earmarked from S106 and Homes England. Ogwell Parish Council will be asked for further comments after their input earlier in the process. This project would link Ogwell to Newton Abbot Town Centre and the train station, and also to Wolborough and Decoy Park. There would be a funding agreement between TDC and DCC to allocate funding to the project for phase 2 design work.

The Executive Member for Climate Change, Trees, and Coastal asked if there could be markings along the cycle route in Bakers Park, and along the rest of the route.

The Green Infrastructure Officer advised that she had been working with the Legal team to consult the public on replacing a bylaw from the 1950s that prevented cycling in parks. There were 500 responses, and two thirds of respondents supported or strongly supported bicycle use in parks. There is now a further, final advertisement for comments, which ends this Friday.

It was proposed by The Executive Member for Planning and seconded by The Leader that the Committee approve the expenditure of £65,000 of funding for detailed designs of Phase 2 of the Ogwell Strategic Cycling and Walking Link

comprising of £48,500 government grant funding and £16,500 s106 funding, and delegate authority to the Director of Place to finalise a funding agreement with Devon County Council to secure delivery of the design work.

RESOLVED

That the Committee:

1. Approve the expenditure of £65,000 of funding for detailed designs of Phase 2 of the Ogwell Strategic Cycling and Walking Link comprising of £48,500 government grant funding and £16,500 s106 funding and
2. Delegate authority to the Director of Place to finalise a funding agreement with Devon County Council to secure delivery of the design work.

132. UPDATE ON FUTURE HIGH STREET FUND PROJECT

The Executive Member for Economy, Estates and Major Projects Cllr Palethorpe, reported that the Future High Streets Fund (FHSF) programme in Newton Abbot was progressing across key projects, including Queen Street enhancements, Bradley Lane regeneration, and Market Hall & Market Square redevelopment.

Queen Street Enhancement – Final Phase of Works

The final phase of works on Queen Street has now been largely completed, delivering critical improvements to pedestrian safety, traffic management, and public realm enhancements.

Key updates:

- **Raised junction at Queen Street/Albany Street:**
 - This major infrastructure improvement is now complete, enhancing pedestrian safety and reinforcing the pedestrian-priority vision for Queen Street allowing easier crossing of the road from the loading bay.
- **Road markings and speed signage:**
 - Additional signage and markings have been installed to reinforce the new 20mph speed limit and ensure drivers are aware of the revised traffic arrangements.
- **New Zebra crossing at the War Memorial:**
 - The installation of a zebra crossing near the War Memorial is completed. Vehicles accessing Queen Street from The Avenue should be extra cautious when turning into Queen Street.
- **Tree planters and seating:**
 - The surface tree planters and seating have been delivered to Devon County Council (DCC) and will be installed shortly. These additions will enhance the public realm by providing a greener, more attractive, and more pedestrian-friendly environment.

- **Restricted Access Enforcement:**

- Queen Street has now transitioned to 'Restricted Access Only' status. While some individuals have been observed ignoring the new restrictions, enforcement measures will be introduced once all elements of the scheme, including signage and monitoring, are fully in place.

These final enhancements will ensure Queen Street remains a more pedestrian-focused, accessible, and attractive area for businesses, residents, and visitors.

Bradley Lane Regeneration – Site Clearance Progressing on Schedule

The Bradley Lane regeneration project is progressing well, with site clearance and preparatory works expected to be completed by the end of March 2025.

Key updates:

- **Bat House Construction:**

- The purpose-built bat house remains on schedule for completion before the horseshoe bats return from hibernation at the end of the month. This ensures compliance with ecological requirements while enabling site redevelopment.

- **Launa Signage Preservation:**

- The historic Launa Windows signage will be carefully recovered and retained as planned.

- **Site Preparation for Future Development:**

- Once clearance is completed, the site will be fully prepared for future housing and mixed-use development. The project remains aligned with the council's strategic housing objectives, ensuring that the site contributes to addressing local housing needs.

This phase of the project is a critical step towards unlocking the site's potential and supporting Newton Abbot's long-term economic and residential growth.

Market Hall & Market Square Redevelopment – Major Works Underway

Significant progress is being made on the redevelopment of Market Hall and Market Square, which remains on track for completion by Spring 2026.

Key updates:

- **Structural Demolition of 1970s Additions:**

- The demolition of 1970s extensions and additions is now well underway. With these structures removed, the original Market Hall architecture is being revealed, allowing for a more open and historically sensitive redevelopment.

- **Public Realm and Market Hall Enhancements:**

- The project includes substantial improvements to the Market Square and surrounding public spaces, creating a more welcoming and accessible area for traders, visitors, and businesses.
- **Timeline and Completion Schedule:**
 - The redevelopment remains on track, with no reported delays. The phased works will continue throughout 2025, ensuring that the revitalisation of the market hall and surrounding area progresses efficiently.

This transformation will enhance Newton Abbot's town centre offering, supporting local businesses and creating a more vibrant retail and community space.

Conclusion – Future High Streets Fund Programme on Track

The FHSF programme continues to make tangible progress, ensuring that Newton Abbot benefits from:

- Improved pedestrian safety and accessibility (Queen Street)
- Strategic site preparation for new housing (Bradley Lane)
- Enhanced market and town centre facilities (Market Hall & Market Square)

With all projects remaining on track, Newton Abbot is set to realise long-term benefits, reinforcing the town's position as a key commercial and community hub.

The update was noted.

133. FOR INFORMATION - INDIVIDUAL EXECUTIVE MEMBER DECISIONS

The Executive decisions found at the link on the agenda were noted.

The meeting started at 10.00 am and finished at 10.40 am.

Chair
Cllr Richard Keeling