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16 February 2026

FULL COUNCIL

To all Members of Teignbridge District Council

A meeting of the **Full Council** will be held on **Thursday, 26th February, 2026** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**



Phil Shears
Managing Director

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

Full Council Terms of Reference

Full Council's Terms of Reference is attached to the agenda pack for reference

Public participation and attending meetings

Information pertaining to public participation rules and attending Council and Committee meetings can be found on the following webpage: [Public participation and attending meetings - Teignbridge District Council](#)

1. Apologies for absence

2. Minutes (Pages 9 - 14)

To approve as a correct record and sign the minutes of the previous Council meeting held on 15 January 2026.

3. Announcements (if any)

Announcements only from the Chair of Council, Leader, Members of the Executive or the Managing Director.

4. Declarations of interest (if any)

Information pertaining to the Members' Code of Conduct and guidance relating to declaring interests can be found on the following webpage: [Teignbridge District Council - Councillor-conduct](#)

5. Petitions (if any)

The Chair of the Council to receive any petitions submitted by Members of the Council or Members of the Public.

6. Public Questions (if any)

Members of the public may ask questions. A maximum period of 15 minutes will be allowed with a maximum period of three minutes per questioner.

7. Councillor Questions (if any)

Members of the Council may ask questions of the Council subject to procedural rules.

8. Final Budget Proposals 2026/27

To consider a recommendation from the Executive in relation to the Final Financial Plan Proposals 2025/26 to 2028/29.

9. Removal of 50% Council Tax Discount for uninhabitable properties (Pages 15 - 26)

To provide members with details about the proposal to remove the existing discretionary discount for properties that are undergoing or require major/ significant repairs or structural changes/work to make the property capable of being lived in. This has been suggested by the Medium Term Financial Plan (MTFP) Task Group and recommended by Executive at their meeting on 2.12.25 to seek Full Council approval.

10. Community Infrastructure Levy (CIL) Community Match Fund (Pages 27 - 38)

To seek approval from Full Council for the implementation of a CIL Community Fund with associated management and scrutiny structures.

11. Social Housing Rent Increase 2026-27 (Pages 39 - 46)

To seek agreement of the social and affordable housing rent and service charge increase from 1 April 2026, following consultation with council tenants.

12. Recommendation from the Strata Joint Executive Committee - Strata Business Plan 2026/2027

To consider the recommendation from the Strata Joint Executive Committee

meeting held on 28 January 2026:

That the Committee recommends the Strata Business Plan to be approved by the three partner Councils.

The link to the Stata Joint Executive Committee Agenda, Business Plan and Minutes can be found at:

<https://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=171&MId=3664&Ver=4>

13. Recommendation from the Appointments and Remuneration Committee - Pay Policy Statement

To approve the recommendation to Council from the Appointments and Remuneration Committee held on 10 February 2026 that:

The updated Pay Policy Statement 2026/27 is adopted.

The agenda, reports and minutes can be found at the link below:

[Agenda for Appointments & Remuneration Committee on Tuesday, 10th February, 2026, 11.00 am - Teignbridge District Council](#)

14. Recommendations from the Constitution Review Working Group - Changes to the Constitution

a) Revision to Section 8E Guidance for Planning (Pages 47 - 58)
To approve the attached revised Section 8E (Guidance for Planning).

15. Recommendation from Overview and Scrutiny Committee Recycling Collection Service Improvements

To approve the recommendation from the Overview and Scrutiny Committee held on 3 February 2026:

The Council is recommended to approve:

- (1) The collection of cartons, plastic bags and wrapping for recycling is introduced in line with Option 1 as detailed in the agenda report.
- (2) The collection of batteries is removed from the household recycling collection service from April 2027, and appropriate monitoring programme is put in place to ensure the service safety is considered.

The agenda, reports and minutes can be found at the following link:

[Agenda for Overview and Scrutiny Committee on Tuesday, 3rd February, 2026, 10.00 am - Teignbridge District Council](#)

16. Notices of Motion

Members of the Council are able to submit Notices of Motions subject to procedural rules. There is an overall time limit of 60 minutes for Notices of Motions, at the end of this period any motions not heard shall carry forward to the next meeting.

a) Chatty Benches

The following motion on Chatty Benches has been proposed by Councillor Chris Clearance, seconded by Councillor Alex Hall and supported by the requisite number of Members within the procedural rules.

Background

Teignbridge offers places and supplies memorial benches for relatives wanting to commemorate those who have passed on. This is able to take place when a person donates money to Teignbridge which includes a sum of money to have it looked after for a period of 20 years. Shaldon in general has many of these benches including all along Marine Parade (20 benches plus 5 vacant spots where benches fallen apart once were) and in parks and places all over Shaldon and indeed throughout the District.

Chatty Benches initiative

Chatty Benches is where existing or newly installed benches have a sign on them that shows by sitting on them, a person is happy to chat with whoever comes and sits next to them.

Chatty Benches is a national initiative, and signs have been installed in various locations across the Country in a bid to combat loneliness and isolation. For those who are feeling lonely, or needing to talk, Chatty Benches are a great way of encouraging people to connect with others.

Proposal

Mental Health encompassing depression and loneliness is something I would like to highlight and to try to leave a better legacy over in my time of being a Councillor and to give people the opportunity of being less lonely in life whilst alive.

I would like to propose an addition to the Memorial Benches scheme to allow people who want to donate a bench be given the opportunity of not only having a memorial plaque placed on the bench, but having it painted a different one colour (Yellow is the nationally recognised colour for Chatty Benches) and the additional words "Chatty Bench" written on the plaque or on a separate plaque.

So in effect anyone choosing to sit on such a bench is expected to be engaged in conversation by a total stranger and in effect vice versa. This is nothing new, there are other Councils within the UK that make much the same provision, and I feel it would be nice for Teignbridge to adopt such a scheme leading the way in this area.

I for one would like to do this, by providing such a bench, on behalf of a deceased neighbour who back in October 2024 passed away aged 99, who admitted to my wife Sally, who cared for her for over the last two years of her life, that before this she had been so lonely in life.

The Motion asks that the Council resolves to:

1. Introduce an addition to the Memorial Bench scheme to allow for residents who wish to donate a memorial bench to have it painted a

different colour to make it stand out and include a 'Chatty Bench' plaque to encourage people using the benches to talk to each other to promote the reduction of isolation and loneliness.

b) State of Roads

The following motion on State of Roads has been proposed by Councillor Phil Bullivant, seconded by Councillor John Nutley and supported by the requisite number of Members within the procedural rules.

The current deteriorating state of roads in Teignbridge is a disgrace, with numerous areas affected by significantly increasing numbers of potholes.

Whilst some deterioration is normal during the cold weather the significant increase is much worse than in previous years.

The marked deterioration seen with many old repairs failing and delays in rectifying new issues on major and minor routes throughout Teignbridge demonstrates a failure of Devon County Council contractors to provide a professional and lasting solution to this issue.

This Council is requested to write to Devon County Council to register our concerns and require details of their plans to improve this unsatisfactory situation.

c) Speed Camera on Ashburton Road

The following motion on Speed Camera on Ashburton Road has been proposed by Councillor Phil Bullivant, seconded by Councillor Alex Hall and supported by the requisite number of Members within the procedural rules.

Exceeding the speed limit is unacceptable particularly in a residential area at any time.

The process for administering appropriate sanctions requires that the public understand why sanctions are in place and that the enforcement is seen to be appropriate and fair.

Speed cameras are an accepted means of establishing breaches of speed limits and the criteria for their location and operation are well established.

A camera set up on the Ashburton Road 30mph area appears to be in breach of established custom and practice as below:-

Speed survey criteria

- At least 15% of traffic must exceed the ACPO/NPCC enforcement threshold (speed limit + 10% + 2 mph), or exceed by 5 mph, for any speed enforcement to be valid.

Site suitability

The Highway Authority must confirm:

- The speed limit is appropriate.
- No cheaper engineering solution is more effective.
- Relevant Traffic Regulation Orders and signage are correct and legal.

Visibility & Signing Standards

- Camera visibility: Must be clearly visible; cannot be concealed by vegetation or hidden from drivers.
- Advance signs: Preceding enforcement zones must have clear warnings. On dual carriageways, signs are required on both sides of the road.

Since installation, over 6000 motorists have been in receipt of proceedings initiated by this camera installation.

Many recipients have highlighted the location of the small camera installed on a lamppost with minimal signage and poor visual awareness.

There have also been complaints of proceedings for speeds of less than 35mph.

The stretch of road where the installation took place is where there are no access driveways, the cycle way is separate to the road and there are no residential premises fronting on to the road.

Will the Council contact the appropriate authority to establish:

1. What was the basis for the camera installation?
2. Who decided on the parameters for the actual installation?
3. How many proceedings have been instigated for speeds of 35mph or less?
4. Does the installation meet national standards for speed camera locations?

If you would like this information in another format, please telephone 01626 361101 or e-mail info@teignbridge.gov.uk