

EXECUTIVE

8 APRIL 2025

Present:

Councillors Buscombe, Hook, Keeling (Leader), Palethorpe (Deputy Leader),
G Taylor, Williams and Parrott

Members in Attendance:

Councillors Bullivant and Clarence

Apologies:

Councillors Nutley

Absent:

Cllr Goodman-Bradbury

Officers in Attendance:

Neil Blaney, Director of Place

Phil Shears, Managing Director

Graham Davey, Housing Enabling and Development Manager

Ian Perry, Interim Head of Development Management

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

Christopher Morgan, Trainee Democratic Services Officer

***These decisions will take effect from 10am on Tuesday 15 April 2025
unless called in or identified as urgent in the Minute***

134. MINUTES

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

It was unanimously

RESOLVED

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

135. ANNOUNCEMENTS

None.

136. DECLARATIONS OF INTEREST

None.

137. EXECUTIVE FORWARD PLAN

The Executive Forward Plan was noted.

138. PUBLIC QUESTIONS

None.

139. STREET NAMING AND NUMBERING POLICY

The Executive Member for Planning and Building Control introduced the item to the Committee. The policy would be shared between Teignbridge, Exeter, and East Devon Councils. The 9 alterations were considered minor and relate to obtaining the correct permissions to use place or character names of fictional characters, and to avoid place names of people living or deceased. Point 3 notes that authority is delegated to the head of development management to agree future changes in consultation with the Executive Member for Planning and Building Control. It is noted that the revised policy facilitates the use of the name of a deceased person within a street but with the requirement to obtain written permission from a family member or state administration, carried over from the previous policy.

The Executive Member also proposed an amendment that the policy would not exclude the use of names of those who had died during their service of the country, so that their names could be included on any potential war memorial, blue plaque, or within a major public archive.

It was proposed by The Executive Member for Planning and Building Control and seconded by the Leader that:

1. The Committee adopt the updated policy as set out in appendix 1 to this report with the addition to the policy as noted in point 2 to include the wording this policy does not exclude the use of names which commemorates those who have died in the service of this country or are already deserving of public recognition for instance by their inclusion or citation on a war memorial, blue plaque, or within a major public archive.
2. That delegated authority be given to the Head of Development Management to approve further revisions of the policy in consultation with the Executive Member for Planning and Building Control.

It was unanimously

RESOLVED

1. The Committee adopt the updated policy as set out in appendix 1 to this report with the addition to the policy as noted in point 2 to include the wording this policy does not exclude the use of names which commemorates those who have died in the service of this country or are already deserving of public recognition for instance by their inclusion or citation on a war memorial, blue plaque, or within a major public archive.
2. That delegated authority be given to the Head of Development Management to approve further revisions of the policy in consultation with the Executive Member for Planning and Building Control.

140. 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. His updates were as below.

Future High Street Fund – Delivering Regeneration in Newton Abbot

Teignbridge District Council is delivering transformational change for Newton Abbot through its Future High Street Fund (FHSF) programme. With the major construction phase of the Queen Street Enhancement Scheme now complete, and significant progress underway at Bradley Lane and the Market Hall, the district is moving with purpose and ambition to revitalise Newton Abbot Town centre for the future.

Queen Street Enhancement – A Regeneration Milestone Delivered

The completion of major construction on Queen Street marks a pivotal achievement in the regeneration of Newton Abbot's town centre. Delivered through the Future High Street Fund, the scheme has reshaped Queen Street into a safer, greener, and more accessible street that puts people first and supports economic recovery.

Key Achievements

- Pedestrian-first environment: Widened pavements and narrowed carriageways now offer greater safety and comfort for families, older people, and those with mobility challenges.
- Reduced traffic and lower speed limits: These changes are creating a calmer, more welcoming town centre, discouraging unnecessary through traffic while improving pedestrian visibility and safety.
- Enhancements: The enhancements have significantly improved the visual appeal and usability of the street, enhancing pride in place.
- Improved crossing safety: Especially between Albany Road and Courtenay Street, reduced on-street parking has improved sightlines and made the street safer for vulnerable users.

Public Realm Enhancements

- Street furniture: Attractive, traditional-style benches installed at Prospect Terrace and Fairfield Terrace offer spaces to pause, rest and enjoy the new environment.
- Greening and biodiversity: Seven new Junberry trees, complemented by planted surface-level flower beds, will deliver seasonal colour, support pollinators and contribute to urban biodiversity.
- Ongoing partnership with the Town Council: The installation of hanging basket columns and upcoming planting, maintained by Newton Abbot Town Council, will add vibrancy and a sense of community ownership.

Monitoring and Safety

- A full independent Road Safety Audit has been completed, with results feeding into continuous improvement.
- A joint monitoring and evaluation phase led by Devon County Council and Teignbridge District Council will assess performance, ensuring Queen Street continues to evolve in line with the community's needs.

Managing Disruption – Communication and Clarity

While disruption was unavoidable, it is important to note that many traffic issues in the wider area were linked to essential gas works by Wales & West Utilities, separate from the Queen Street scheme. These utility works along Queen Street are now complete, and full reinstatement has been achieved.

Bradley Lane Redevelopment – Unlocking a Strategic Site

The Bradley Lane site clearance and demolition works are progressing, despite minor delays caused by notifiable asbestos removal and the need to secure and protect the Leat which required CCTV inspection to ensure it was not damaged by moving vehicles during demolition.

This cleared site represents a once-in-a-generation opportunity to deliver high-impact development on a brilliantly located brown field site in the heart of Newton Abbot.

Next Steps – Vision and Community Benefit

A clear, shared vision must now be developed, involving key stakeholders and informed by community priorities. Strategic options that may be considered include:

- General and affordable housing
- Social housing and essential and much needed extra care provision
- Leisure or mixed-use development to complement the town centre economy

The administration remains committed to delivering meaningful outcomes for residents and securing long-term community benefit from this key regeneration site. Financial return will not be the sole driver.

Market Hall & Market Square – A New Destination for Newton Abbot

Work is well underway to transform the historic Market Hall and Market Square into a vibrant year-round destination. The ambition is to re-establish the market as a dynamic focal point for food, events, and community activity, supporting both economic and cultural vitality.

Core Features of the Redevelopment

- A mix of permanent and flexible stalls to support local entrepreneurs and changing seasonal needs.
- A dedicated food court area offering variety and appeal for residents and visitors.
- A programme of themed and seasonal events, supported by infrastructure in the square of power and the ability to have flexible layouts.

Sustainable Operation

Officers are exploring professional management models, learning from successful schemes from across the Country. This approach aims to secure long-term financial and operational sustainability, while enabling the space to respond to evolving community and commercial needs.

Conclusion – A Town Centre with Upward Momentum

Across Queen Street, Bradley Lane, and the Market Hall, the FHSF programme is delivering visible, strategic change. These projects are not only enhancing Newton Abbot's public realm and infrastructure, but also positioning the town as a thriving, future-focused centre for living, working, shopping and community life. The Council's focus now turns to:

- Capturing the benefits through robust monitoring and evaluation
- Engaging stakeholders in planning for future phases
- Ensuring the momentum continues through 2025 and beyond

Through this programme, Newton Abbot is redefining itself—demonstrating that with strong leadership, meaningful investment, and community-focused planning, local regeneration can succeed.

White Boxing Update

- Market Square, formerly The Other Cup, Oggi Oggi have been completed
- Clarks have renewed their Lease
- Vigar Electrical have signed a lease for the former Body Shop unit in Market Walk

The update was noted.

141. HOUSING OMBUDSMAN

The Executive Member for Housing and Homelessness introduced the item. The report included amendments to the complaints policy to ensure that Teignbridge

is fully compliant with the self-assessment it had carried out. There were 5 recommendations in the report. The Executive Member noted that under recommendation 2 there had been no complaints in the previous 2 years and that under recommendation 3 the satisfaction survey had been incredibly positive besides one minor comment relating to fly tipping in one area which would be investigated.

The Executive Member for Environmental Services commented that the fly tipping was becoming more common but that he would be meeting with his management team to work on prevention of this problem, including collaborating with parishes to implement CCTV surveillance.

The Executive Member for Housing and Homelessness thanked the Housing Enabling and Development Manager for his hard work as he was retiring in June.

It was proposed by the Executive Member for Housing and Homelessness and seconded by the Leader that the recommendations set out in the report and below be approved.

It was unanimously

RESOLVED

That the Executive –

1. Note and approve the Housing Ombudsman annual Self Assessment forms for financial years 2023/2024 and 2024/2025.
2. Note and approve annual complaints performance reports for financial years 2023/2024 and 2024/2025.
3. To note the outcomes of the Annual Tenant Satisfaction Measures Report.
4. To Approve the Revised Complaints Policy.
5. That the Portfolio Holder for Housing and Homelessness is appointed as the Executive Member responsible for Housing complaints.

142. FOR INFORMATION - INDIVIDUAL EXECUTIVE MEMBER DECISIONS

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

The meeting started at 10.02 am and finished at 10.27 am.