

Overview and Scrutiny – Executive Member Bi-Annual Update

Councillor Gary Taylor – Executive Member for Planning

Services and legal responsibilities covered by Executive Member remit:	Development Management Planning Policy (delegated from Leader) Building Control CIL and S106
Strategic Plan objectives	<p>From the One Teignbridge Strategy Planning will in particular:</p> <p>Community</p> <ul style="list-style-type: none">• Work collaboratively with town and parish councils to support the work that they do in their local communities.• Collaborate and partner with communities on projects to achieve better outcomes. <p>Economy</p> <ul style="list-style-type: none">• Attract business and investment to Teignbridge through the development of strategic employment sites and associated infrastructure.• Attract and administer grant funding to support local businesses.• Work with our communities to support town centre initiatives. <p>Environment</p> <ul style="list-style-type: none">• Make sure neighbourhoods are kept clean and safe and use our legal powers to respond to planning and environmental breaches.• Deliver our Carbon Action Plan achieve net zero before 2050.• Look after our play areas, parks and green spaces, making sure they are clean, safe, and wildlife friendly places where people of all ages want to go.• Work with developers and other organisations to improve biodiversity. <p>Homes</p> <ul style="list-style-type: none">• Facilitate and encourage more affordable housing, in particular social rented and one-bedroom homes.• Improve the standard of housing stock and make them as energy efficient as practical.

	<ul style="list-style-type: none"> Deal with planning applications efficiently to ensure that homes supported by the Local Plan are delivered. Facilitate and encourage the provision of more housing that meets the needs of older people and people with limited mobility. <p>Infrastructure</p> <ul style="list-style-type: none"> Work with partners to bring forward the schools, healthcare, green spaces, digital infrastructure, utilities and travel networks needed alongside new housing. Support town and parish councils in making plans about development and infrastructure in their area. Work closely with partners to deliver better public transport, walking and cycling routes and improve road conditions. 								
Service Delivery updates (inc. budget monitoring, performance information, risks, customer feedback)	<p><u>Development Management</u></p> <p>Performance</p> <p>The threat of designation was given to the Authority in December 2023 when our performance for non-majors dropped below 60% (based upon a two-year rolling average).</p> <p>Changes were made to turn around performance and whilst a 12-month average is now taken the Authority stands at:</p> <p>Minor - 92.8% ending March 2025 Major - 95.7% ending March 2025</p> <p>This puts the Authority safely away from designation but there is a real need to remain focussed on maintaining that performance as one-year measurements gives less room for poor quarterly returns.</p> <p>Success and Challenges facing DM</p> <table> <tr> <th>Successes</th><th>Challenges</th></tr> <tr> <td>Turnaround of performance on planning applications</td><td>Staff Recruitment & Retention</td></tr> <tr> <td>Generally high morale within the dedicated team</td><td>Maintaining performance</td></tr> <tr> <td>Permission given on several key allocations including NA1, SWE1, NA3, DA2</td><td>Improving reputation and working relationships with town and parish council's developers and other stakeholders</td></tr> </table>	Successes	Challenges	Turnaround of performance on planning applications	Staff Recruitment & Retention	Generally high morale within the dedicated team	Maintaining performance	Permission given on several key allocations including NA1, SWE1, NA3, DA2	Improving reputation and working relationships with town and parish council's developers and other stakeholders
Successes	Challenges								
Turnaround of performance on planning applications	Staff Recruitment & Retention								
Generally high morale within the dedicated team	Maintaining performance								
Permission given on several key allocations including NA1, SWE1, NA3, DA2	Improving reputation and working relationships with town and parish council's developers and other stakeholders								

	Reduction in reliance on Extensions of Time and more within statutory timeframe	Increasing use of Pre-Application service and use of PPA
	Establishment positions slowly being filled	Effective and efficient enforcement
	Closer working relationship with Committee Chair and Executive Member	Member/Officer Communication
<p>Customer Engagement</p> <ul style="list-style-type: none"> • There is a need to obtain more up to date feedback from customers to determine whether the service is meeting the expectations of the customer. • The agents' forum is being reconsidered in terms of its format and its scope and span to encourage greater attendance • The Town and Parish Forum has been successful, but it is not attended as broadly as hoped. Need to determine what is preventing broader attendance. • A Developer Forum similar to the agent forum will commence in October 2025 aimed at the larger developers. • A drive to change the perception of planning being difficult to understand or have parts hidden from scrutiny. An overhaul of the website and clearly setting out what the application journey looks like. • Embrace social media for the positive messages <p>Decision Making</p> <ul style="list-style-type: none"> • The Council Strategy sets out clear expectations in terms of housing and employment delivery and with the new local plan soon to be adopted we will need to ensure decisions which support and are in accordance with the plan are approved without delay. • Major applications which need to be considered by Planning Committee will be subject to member engagement and presentations in advance of being heard at Committee. This will allow for members to ask questions, be better informed and have the ability to influence improvements to schemes ahead of a decision. • To assist members in their role; those who sit on planning committee will be provided with regular training beyond the sessions held twice a year. The training will cover various aspects of planning to ensure members can make well-reasoned decisions which stand up to scrutiny. <p><u>Planning Policy</u></p>		

	<ul style="list-style-type: none"> • Success: Local Plan published for Main Modifications consultation. Adoption anticipated late 2025/early 2026. • Success: Town and Parish Council drop-in sessions for neighbourhood planning and infrastructure planning launched with pilot session to held in Bovey Tracey on 22nd September at 5pm. <p><u>Delivery</u></p> <ul style="list-style-type: none"> • Success: Dawlish Link and Bridge Road completed in 2025 and recently opened to construction traffic. Aiming to be open to the public towards the end of 2025/early 2026 (dependent on construction of more homes) • Success: Queen Street pedestrianisation • Success: work started on Matford Community and Health Facility • Success: S106 funded extension and refurbishment of Highweek Scout Hut • Challenges: number of homes delivered continues to be under target – 502 in 2024/25 – puts us around 76% on HDT (1% away from Presumption in Favour of Sustainable Development) • Challenge: continuing to make improvements to internal S106 monitoring and spending process to ensure more timely delivery of infrastructure associated with development • Challenges: Align the CIL spending programme with One Teignbridge priorities.
<p>Upcoming decisions, how Overview and Scrutiny can support the delivery of the strategic plan or any other information relevant for the Overview and Scrutiny Forward Plan</p>	<ul style="list-style-type: none"> • Engaging with Development Management and site promoters in earlier in application process (to be coordinated by DM and Delivery) • For applications that are in accordance with the Local Plan, Planning Committee should look to approve them without delay (in accordance with national policy) • Promote the Town and Parish Council Planning Forums and Drop-in Sessions with towns and parishes • Support the CIL spending programme that will form part of next financial year's Capital Programme, to ensure funding of critical and prioritised infrastructure.