

# Overview and Scrutiny – Executive Member Bi-Annual Update – 16<sup>th</sup> June 2026

## Councillor Gary Taylor – Executive Member for Planning and Building Control

<p>Services and legal responsibilities covered by Executive Member remit:</p>	<p><b>Development Management, Spatial &amp; Planning Policy, CIL and S106, Building Control</b></p>
<p>Strategic Plan objectives</p>	<p><b>From our One Teignbridge Strategy, Planning will in particular:</b></p> <p>Community</p> <ul style="list-style-type: none"> <li>• Work collaboratively with town and parish councils to support the work that they do in their local communities.</li> <li>• Collaborate and partner with communities on projects to achieve better outcomes.</li> </ul> <p>Economy</p> <ul style="list-style-type: none"> <li>• Attract business and investment to Teignbridge through the development of strategic employment sites and associated infrastructure.</li> <li>• Attract and administer grant funding to support local businesses.</li> <li>• Work with our communities to support town centre initiatives.</li> </ul> <p>Environment</p> <ul style="list-style-type: none"> <li>• Make sure neighbourhoods are kept clean and safe and use our legal powers to respond to planning and environmental breaches.</li> <li>• Deliver our Carbon Action Plan achieve net zero before 2050.</li> <li>• 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.</li> <li>• Work with developers and other organisations to improve biodiversity.</li> </ul> <p>Homes</p> <ul style="list-style-type: none"> <li>• Facilitate and encourage more affordable housing, in particular social rented and one-bedroom homes.</li> <li>• Improve the standard of housing stock and make them as energy efficient as practical.</li> <li>• Deal with planning applications efficiently to ensure that homes supported by the Local Plan are delivered.</li> </ul>

	<ul style="list-style-type: none"> <li>Facilitate and encourage the provision of more housing that meets the needs of an ageing population and those with limited mobility.</li> </ul> <p>Infrastructure</p> <ul style="list-style-type: none"> <li>Work with partners to bring forward the schools, healthcare, green spaces, digital infrastructure, utilities and travel networks needed alongside new housing.</li> <li>Support town and parish councils in making plans about development and infrastructure in their area.</li> <li>Work closely with partners to deliver better public transport, walking and cycling routes and improve road conditions.</li> </ul>																																																						
<p>Service Delivery updates (inc. budget monitoring, performance information, risks, customer feedback)</p>	<p><b>Development Management</b></p> <p>Performance</p> <p>The Teignbridge Local Planning Authority was considered for designation in December 2023 when our performance for non-major applications dropped below 60% (based upon a 2-year rolling average).</p> <p>A 12-month rolling average is now used, with the Authority standing at at 97.9% (on time or with an Extension of Time) for Non-Major Decisions for the period ending 31<sup>st</sup> May 2026. There has also been a real push to get decision out within the statutory timeframe (8 weeks) and now more than 50% are consistently determined without an extension of time.</p> <p><b>Uniform   P153 (Non-Major)</b></p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><b>570</b> Decisions</p> </div> <div style="text-align: center;"> <p><b>97.9%</b> Decisions on time</p> </div> <div style="text-align: center;"> <p><b>50.7%</b> % On Time (no EOTs)</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Decisions Be 01/06/2025</p> </div> </div> <p><b>Non-Major Decisions Issued - 01/06/2025 to 31/05/2026</b></p> <table border="1"> <thead> <tr> <th>Quarter</th> <th>Decisions</th> <th>Decided on Time without Extension</th> <th>Extension Used</th> <th>Decided on Time with Extension</th> <th>Decisions on Time</th> <th>% On Time</th> <th>Target</th> <th>% On Time (no EOTs)</th> </tr> </thead> <tbody> <tr> <td>2025/26-Q1</td> <td>40</td> <td>12</td> <td>22</td> <td>20</td> <td>36</td> <td>90.0%</td> <td>70%</td> <td>30.0%</td> </tr> <tr> <td>2025/26-Q2</td> <td>164</td> <td>74</td> <td>46</td> <td>43</td> <td>160</td> <td>97.6%</td> <td>70%</td> <td>45.1%</td> </tr> <tr> <td>2025/26-Q3</td> <td>130</td> <td>70</td> <td>26</td> <td>24</td> <td>126</td> <td>96.9%</td> <td>70%</td> <td>53.8%</td> </tr> <tr> <td>2025/26-Q4</td> <td>137</td> <td>77</td> <td>29</td> <td>29</td> <td>137</td> <td>100.0%</td> <td>70%</td> <td>56.2%</td> </tr> <tr> <td>2026/27-Q1</td> <td>99</td> <td>56</td> <td>22</td> <td>22</td> <td>99</td> <td>100.0%</td> <td>70%</td> <td>56.6%</td> </tr> </tbody> </table>	Quarter	Decisions	Decided on Time without Extension	Extension Used	Decided on Time with Extension	Decisions on Time	% On Time	Target	% On Time (no EOTs)	2025/26-Q1	40	12	22	20	36	90.0%	70%	30.0%	2025/26-Q2	164	74	46	43	160	97.6%	70%	45.1%	2025/26-Q3	130	70	26	24	126	96.9%	70%	53.8%	2025/26-Q4	137	77	29	29	137	100.0%	70%	56.2%	2026/27-Q1	99	56	22	22	99	100.0%	70%	56.6%
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For Major Decisions for the period ending 31<sup>st</sup> May 2026 (on time or with an Extension of Time) our 1-year rolling average is 92.6%.

### Uniform | P151 (Major)

<b>27</b> Decisions	<b>92.6%</b> Decisions on time	<b>22.2%</b> % On Time (no EOTs)	Decisions Be <input type="text" value="01/06/2025"/>
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#### Major Decisions Issued - 01/06/2025 to 31/05/2026

Quarter	Decisions	Decided on Time without Extension	Extension Used	Decided on Time with Extension	Decisions on Time	% On Time	Target	% On Time (no EOTs)
2025/26-Q1	3	1	2	2	3	100.0%	60%	33.3%
2025/26-Q2	9	2	5	5	8	88.9%	60%	22.2%
2025/26-Q3	5	0	5	5	5	100.0%	60%	0.0%
2025/26-Q4	6	1	5	5	6	100.0%	60%	16.7%
2026/27-Q1	4	2	2	2	3	75.0%	60%	50.0%

The Local Planning Authority remains safely away from designation - but there is a real need to keep focussed on maintaining good performance as one-year measurements gives less room for poor quarterly returns, particularly with major applications where numbers are lower. It is important to note that Extensions of Time are often sought by applicants, for instance where changes may be sought to improve a scheme to comply with certain standards or regulations.

#### DM Successes

- Maintaining the turnaround of performance on planning applications particularly on Non-Major applications
- NA1 Area B Houghton Barton conditional approval completed
- SWE1 build out progress with flatted development largely complete along A379, new right turn / link road at A379 Alphington junction adjacent to impressive new pedestrian bridge. Community building/surgery progress
- DA2 link road now in use by construction traffic further to phased site completions
- At risk Listed Building - planning application recently received further to officer assistance
- New area team managers start on the 8<sup>th</sup> June and 7<sup>th</sup> July

	<p>DM Challenges</p> <ul style="list-style-type: none"> <li>• NA3 Wolborough Appeal decision pending – Inquiry 4<sup>th</sup> to 12<sup>th</sup> August</li> <li>• TE3 stalled and DA2/Area 3 awaiting sale or housing development commencement</li> <li>• Housing delivery Action Plan meeting 19<sup>th</sup> June</li> </ul> <p>Spatial Planning Successes</p> <p>2020-2040 Teignbridge Local Plan adopted after 7-years in the making:</p> <ul style="list-style-type: none"> <li>• Led by cross-party working group</li> <li>• Hybrid approach to sustainable site selection</li> <li>• Ambitious renewable energy policies &amp; net zero carbon standards</li> <li>• 20%-30% Affordable Home requirement with many at Social Rent</li> <li>• ‘Pathfinder’ District Design Code to inform better place making</li> <li>• Meets the social, economic and environmental needs of the district</li> </ul> <p>2026 CIL Schedule approved at Full Council further to Inspector report</p> <p>Awarded £108k MHCLG funding for 2029-2044 Local Plan preparation</p>
<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>	<p>NA1 &amp; Hele Park Active Travel Links</p> <p>2029-2044 Local Plan Commencement Notice, June 2026</p> <p>Gateway 1 Local Plan (self-assessment publication) October 2026</p> <p>Scheduled submission October 2028, adoption December 2029</p> <p>Note: National Scheme of Delegation of Planning Functions, October 2026</p>