

MEETING SUMMARY

Meeting: Informal Overview and Scrutiny Committee meeting
Date and time: Tuesday 17th March 2026 at 10am
Place: Council Chamber, Forde House, Newton Abbot.

Attendees:

Overview and Scrutiny Committee Members: Cllrs Bullivant (Chair), Cox, Hayes, MacGregor, C Parker, Ryan, J Taylor and Thorne (Vice-Chair).

Executive Members present: Councillors Nutley, Parrott, Hook, Buscombe

Other Members: Councillors Atkins and Sanders.

Officers in attendance:

- Charlie Fisher, Democratic Services Manager and Monitoring Officer
- Trish Corns, Principal Democratic Services Officer
- Christopher Morgan, Assistant Democratic Services Officer
- Neil Blaney, Director of Place
- Gordon Bryant, Head of Financial Services and Audit
- Michelle Luscombe, Head of Strategy and Partnerships
- Alex Lessware, Strategic Infrastructure & Growth Manager
- Helen Williams, Senior Research and Monitoring Officer.

1. WELCOME AND INTRODUCTION

The Chair welcomed all of those in attendance to the meeting

Apologies were received from Councillor Palethorpe.

2. COMMUNITY INFRASTRUCTURE LEVY (CIL) AND SECTION 106 (S106)

The Committee were given a presentation on CIL and S106 by the Strategic Growth and Infrastructure Manager covering:

- The definitions of Community Infrastructure Levy (CIL) and Section 106 (S106).
- The Council's policies regarding CIL and S106
- CIL collection: Gross receipts as of February 2026 were £32.2m and the Council's balance stood at £23.8m. Town and Parish Councils receive 15-25% of CIL, depending on if they have an adopted Neighbourhood Plan.
- There is no time limit for spending CIL for the charging authority but a 5-year limit for Towns and Parishes receiving funds but the Council does allow retention beyond 5 years if there is an agreed infrastructure plan in place.
- An overview of projects where CIL has been spent.
- CIL held by each Town or Parish Council.
- S106 Collected – over the last 5 years £7.6m, £5.2m uncommitted/unspent balance
- S106 funded projects delivered over the last 5 years.
- Current challenges presented by CIL and S106.

Key points of discussion and topics covered with Members included:

- The size and type of properties excluded from CIL. All new dwellings are subject to CIL but extensions or annexes under 100sqm can be exempted.

- The relationship between viability and charging CIL for different types of properties. CIL is set on new build development where viability is demonstrated at Examination. CIL is paid on all new builds unless they are affordable or self builds.
- CIL contribution for retail units and a clarification of the definitions of retail and business: Retail outside of identified town centres: £150 m2, Retail within identified town centre: £0 m2, small retail with sales floor area of 280m2 or less in any location: £0 m2.
- Uncommitted S106 spending and reasons for the uncommitted spend. Officers highlighted that there may not be a project or scheme allocated for the spend and other factors might need to be considered e.g. planning application needed for a new building.
- The impact of Local Government Reorganisation (LGR) – CIL will be transferred to the charging authority and new charging authority will need to be established.
- That Dartmoor National Park doesn't currently charge CIL.
- S106 funds that have not been spent – Officers highlighted that on occasion time limits to agreements mean funds have to be returned to the developer. Officers gave an explanation of how S106 funds are monitored to assure Councillors.
- What CIL can and cannot be spent on - District Councils are restricted in CIL spending to infrastructure Capital Programme projects. Towns and Parishes still have to spend CIL on infrastructure, but the legislation is more permissive. Unspent CIL is utilised for other capital projects and not returned to the developer.
- The Council's recently agreed Community Match Funding Scheme.
- Officers highlighted that the management of CIL/S106 is a high priority following a number of legacy issues. It is reported monthly to the Senior Leadership Team and tracked as part of the One Teignbridge Strategy. The whole process has been reviewed to ensure delivery of projects.
- The Chair highlighted the role of Councillors in the process to support Parish and Town Council in bids for CIL, and support to Executive Members and officers in delivering services.

Chair summarised the discussion and future recommendation for the Committee to refer to the Executive.

RECOMMENDATION: That the Executive consider the role of Councillors to support officers in delivery of projects through earlier engagement, consultation and the monitoring of commitments.

3. FUTURE HIGH STREET FUND

The Director of Place highlighted the need to wrap up the project and review the project as a lessons learnt exercise for a future Executive report. The Director highlighted the future considerations of Local Government Reorganisation and the Newton Abbot Masterplan.

RECOMMENDATION: It was agreed the Committee would appreciate involvement in any upcoming review and to add this to the Work Programme.

4. PLANNING: PERFORMANCE AND DELIVERY

The Committee were given a presentation on Planning Performance and Delivery by the Director of Place, covering:

- National Performance metrics

- The Council's performance on decisions – 93.3% major decisions delivered on time, 81.2% non major decisions issued on time. Improved performance the timeliness of issuing decisions has meant allowed officers to expand more pre-application work.
- Under 2% of decisions overturned at appeal.
- Housing Delivery and Completions – target of 720 and 587 average delivered 2013-2025..
- The Council's working relationship with Homes England.
- Details of the Annual Monitoring Report, which are reported for financial years.
- A Post Occupancy annual survey is undertaken of residents of new developments is undertaken and results summarised in annual reports the most recent being the 2025 Report.
- Employment Land Delivery and floorspace completed, including the cumulative amount of employment space completed and the challenges that the Council has had in providing more employment space.

Key points of discussion and topics covered with Members included:

- Affordable Housing Targets in the Local Plan - starting point is 25% within the negotiations between Planning and Developers.
- Placing of Open Space and Play facilities.
- Employment Sites and if the if the Council measures impact of employment sites on economic development. Officers highlighted it would be difficult to measure the impact of employment sites but suggested of a future topic of economic development for the Committee work programme.
- Land Supply and the risks of not having the 5-year land supply in future years as the housing target increases. Officers highlighted that it risks the Council not being able to defend unallocated sites. Councillors asked about the impact of LGR on Land Supply, recognising that all of Devon has declared housing challenges. In particular, the 4 local authorities in South Devon (under the 145 proposal) would have risks of not meeting land supply unless new communities/towns are delivered.
- Timescales of planning decisions.
- The importance of pre application forums with developers.
- Reviewing previous plans and lessons learnt within the Housing Delivery Action Plan.
- The factors that affect the number of houses being developed.
- Suggestion of tour of the District to look at developments, successes and what could have been better.

Chair summarised the discussion and future actions included:

- The Planning Committee be asked to look at undertaking a tour of development within the District.
- **RECOMMENDATION:** To add the [Annual Monitoring Report](#) to a future Work Programme.

5. TERMS OF REFERENCE (TOR) FOR A FUTURE REVIEW

It was considered by Members that their initial questions and queries had been resolved and there was no current desire for a future spotlight review or task group into the main topic areas discussed.

An item would be added to the work programme for the Committee to agree at its next meeting.

Councillors discussed two upcoming issues which the Chair and Monitoring Officer referred them to raise at the next Committee meeting for consideration.

6. NEXT MEETINGS AND CLOSE

The Chair highlighted the next meetings of the Committee and closed the meeting:

- Overview & Scrutiny Committee - 14 April 2026
- Informal Overview and Scrutiny - 26 May 2026

The meeting started at 10:00am and ended at 12:08pm.