

17 April 2018

Dear Sir/Madam

NOTICE IS HEREBY GIVEN that a Meeting of the Council at which your attendance is requested, will be held in the **COUNCIL CHAMBER, FORDE HOUSE, BRUNEL ROAD, NEWTON ABBOT, TQ12 4XX** on **Wednesday, 25th April, 2018** at **10.00 am** in the **Council Chamber** to transact business specified in the Agenda as set out.



Phil Shears
Head of Paid Service

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

To: The Chairman and Members of Teignbridge District Council

A G E N D A

Part I

(Open to the Public)

1. Apologies for absence
2. Minutes (Pages 1 - 14)
To approve as a correct record and sign the minutes of the Council meeting held on 22 February 2018.
3. Chairman's announcements
4. Declarations of interest

Making a healthy and desirable place where people want to live, work and visit

5. Public questions session under Council Procedure Rule 4.5(j) (if any)
6. Councillor questions under Council Procedure Rule 4.5(k) (if any)
7. Notices of motion under Council Procedure Rule 4.5(l) (if any)
8. Land Purchase (Pages 15 - 16)

Part II (Private)

Items which may be taken in the absence of the Public and Press on the grounds that Exempt information may be disclosed.

9. Exclusion of the Press and Public

The Council is recommended to approve the following resolution:

That under Section 100(A)(4) of the Local Government Act 1972 the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Act.

10. Land Purchase (Pages 17 - 34)
11. Staffing Matters
Report to follow.

FULL COUNCIL**THURSDAY, 22 FEBRUARY 2018**Present:

Councillors Barker, Bromell, Bullivant, Christophers, Clarence, Clemens, Colclough, Connett, Cook, Cox, Dennis (Vice-Chairman), Dewhirst, Eden, Evans, Ford, Fusco, Golder (Chairman), Goodey, Gribble, Haines, Hayes, Hocking, Hockin, J Hook (was Brodie), Jeffery, Jones, Keeling, Kerswell, Lake, Matthews, Mayne, Morgan, Nutley, Orme, Parker, Peart, Pilkington, Prowse, Rollason, Russell, Smith, Thorne, Winsor and Wrigley

Apologies:

Councillors Austen and G Hook

Also Present:

Neil Aggett, Democratic Services Manager & Monitoring Officer
Martin Flitcroft, Chief Finance Officer
Phil Shears, Managing Director

332. MINUTES

The minutes of the Council meeting held on 15 January 2018 were approved as an accurate record of the meeting.

333. CHAIRMAN'S ANNOUNCEMENTS

The Chairman and Members welcomed newly elected councillors Evans and Wrigley to the meeting. He also reminded Members of the Teignbridge Civic Service which would take place in Bishopsteignton on Sunday, 4 March.

334. DECLARATIONS OF INTEREST

There were no declarations of interest.

335. PUBLIC QUESTIONS SESSION UNDER COUNCIL PROCEDURE RULE 4.5(J) (IF ANY)

There were no public questions.

336. COUNCILLOR QUESTIONS UNDER COUNCIL PROCEDURE RULE 4.5(K) (IF ANY)

Question submitted by Cllr G Hook:

What has been the cost of the *See It, Hate It, Report It* anti-litter campaign and how many £75 prosecutions have resulted?

Answer by Cllr Lake, Portfolio Holder for Environmental Services

I am pleased to say we have had a successful campaign to a challenging problem.

- We have a near 50% increase in Fixed penalty notices with 11 issued for the period September 2017 to date.
- There was a reduction in the amount of litter collected at problem sites ranging from 45% to 94%.

The campaign was targeted at reducing litter in targeted hotspots. Local litter surveys were carried out at eight lay-by litter hotspots before the campaign in August and then once a month until November. At all eight sites there was a reduction in the amount of litter collected, ranging from 45% to 94%.

Our campaign was also the subject of a debate on Radio Devon and members of the public who phoned in were extremely supportive and felt strongly about littering.

As the campaign has been successful in reducing litter in the targeted hotspots we will continue to develop the branding throughout the district where there is a need.

We have offered campaign packs, which include stickers and Foamex signs, to Town and Parish Councils to use in their areas at problem hotspots local to them. Sixteen councils have asked to be included and will be sent packs and will be asked to feedback the impact of littering levels.

We will continue to promote the campaign using our vehicle livery and many of the original banners which are still in situ. Trial litter bins will now be fixed on sites and be included in cleansing schedules. Environment Wardens will continue to investigate reports generated via the Report It web form and I thank the public for their support. So, on balance I think it a successful campaign for the cost of £8650.

It was agreed that as Cllr Hook was unable to be present, he could submit a supplementary question to the following the meeting.

Question submitted by Cllr Clemens:

How much did it cost the Council tax payers of Teignbridge for the, 1 aborted attempt, and 1 'found unsound' attempt to write a local plan prior to 2014 when the current plan was adopted?

Answer by Leader of Council

It is not possible to answer this question with any degree of certainty, since it would involve an assessment of what proportion of staff time within the spatial planning and delivery team was spent on the local plan rather than on a variety of other work and projects including policy advice on planning applications, Community Infrastructure Levy work, green infrastructure and cycle delivery, master-planning, monitoring, research, corporate policy input and management.

337. NOTICES OF MOTION UNDER COUNCIL PROCEDURE RULE 4.5(L) (IF ANY)

Members considered a Notice of Motion submitted by Councillor G Hook and supported by Councillors Connett, Dewhurst, Keeling, Nutley and Rollason:

"This Council notes with concern:

- *That 300 million tonnes of new plastic is made each year, half of which is for single use plastic such as packaging and convenience foods. In many cases, such as plastic straws, takeaway food containers and coffee cups, there are practical alternatives available that are either reusable or sustainable.*
- *That in 2016, the Ellen MacArthur Foundation estimated that by weight, there could be more plastic in our oceans than fish, as soon as 2050. As plastics are durable and strong they will stay in the environment for up to an estimated 600 years. (Columbia University)*
- *That marine plastic leads to coastal/offshore dead zones, entanglement, death through ingestion, toxic transfer and, once degraded into micro plastics, contamination of the food chain... including our own. We are quite literally eating the plastic that has ended up in our seas.*

Council welcomes

- *Moves towards Deposit Return Schemes*
- *The success of the "Plastic Bag Levy" introduced by the Coalition Government of 2010-15, which has led to a 90% reduction in plastic bag usage.*
- *The success reported from councils both in Devon and around the country in reducing plastic waste and improving recycling figures by the introduction of a three weekly residual waste service.*

Therefore this council commits to playing its full role in reducing plastic waste, specifically

- *That the Council will undertake an audit, within existing resources, of single use plastics used by the Authority and seek to replace with sustainable or renewable alternatives wherever practical.*
- *That the Council will play its part in educating the public about plastic waste, specifically by including information on reducing plastic waste in both online and written materials.*
- *That the council will introduce, following appropriate trials, a three weekly residual waste collection scheme to encourage plastic recycling (as well as all other recycling) and thus start to improve our recycling figures which have been flat lining for far too long.*
- *That the Council will use its best offices to work with all other local authorities in Devon to achieve a Devon wide consensus to see a similar system implemented by all collection authorities within the county*
- *To write to both our members of Parliament and the European Parliament, and to the secretary of State for Environment, Food and Rural Affairs, urging them to consider legislation and regulations which will reduce the amount of single use plastic used by society*

- *To use all links that we have with business in Teignbridge to encourage them to reduce the amount of plastic waste produced and specifically to contact our major supermarkets asking them to consider introducing a "plastic free aisle" in the local stores on a trial basis."*

Cllr J Hook advised that plastic pollution had become a frontline issue. Plastic was not biodegradable and would eventually find its way into the food chain. She highlighted the amount of plastic used advising a responsible local authority would do more to recycle, advising that currently less than 10% of plastic was recycled. She expected widespread public support for the motion and hoped there would be cross chamber support.

The Leader, in response, advised he understood the issues, highlighting that Teignbridge sent no waste to landfill. Further that a detailed report would be provided to Executive to consider.

Cllr Morgan voiced her support for the motion.

The Chairman advised that the Notice of Motion would be referred to the Executive for consideration.

338. REFERRAL FROM EXECUTIVE - FINAL FINANCIAL PLAN PROPOSALS 2018/19

Members considered a recommendation from the Executive in relation to the Final Financial Plan Proposals 2018/19 to 2020/21.

In presenting the budget, the Portfolio Holder for Corporate Resources thanked officers for their help in the preparation of the budget. He advised that Teignbridge would be setting a budget which was fair to residents.

He highlighted the following:

- Revenue support grant becoming zero by 2020;
- Rate relief being used for economy regeneration;
- Capital had already been allocated for housing;
- Government changing the formula resulting in a declining New Homes Bonus;
- dwindling resources and increasing expenses;
- budgeting for a 2% staff pay increase;

Cllr Barker proposed the recommendations as set out in the agenda papers. Cllr Christophers seconded the proposals.

Cllr Dewhirst presented the Liberal Democrat budget proposals, as follows:

1) A second Litter and Graffiti Hit Squad will be established at an initial set up cost of £80,000.

This will be funded by at least £30,000 underspend on the departments new bailer, a reduction of £36,000 in the new bins budget and £3000 from increased income

from Osborne Street car parking. In addition a charge of £55 will be made on all second homes who have opted to be classified as business properties and are therefore not paying for their waste bins to be emptied. They will be given the option of paying or having their bin removed. This is estimated to raise £11,000 plus from approx. 200 properties.

2) Further income will be generated by adaptations to the Leisure Centre offer. We seek to encourage healthier life styles and produce increased income from increased footfall. Income has declined of late, and this trend must be reversed. The following are therefore proposed.

- a 4 month run of different activity offers Jan-April (inclusive)*
- Friday lunch time swim+50% off selected normal prices*
- weekend court hire (2-4pm) +50% off normal prices +Sep-Dec (incl.)*
- targeted fitness classes+50% off normal prices*

These well promoted offers will stimulate interest and increase vital footfall when capacity exists. All such schemes will be well advertised, closely monitored and reviewed at regular intervals.

3) To encourage greater use of Osborne Street Car Park in Newton Abbot a new parking permit scheme for local residents in near-by streets unable to participate in the Devon County Council Residents Parking Scheme will be introduced. The initial annual charge for this permit will be £250 (plus VAT). In the first instance 12 such permits will be made available, generating £3000. It is anticipated that this figure will rise.

4) We will introduce variable charges in appropriate car parks to reflect variable use during the day. This measure is intended to help local business and to reduce air pollution. As an example, Newton Abbot is “bursting at the seams” on Saturday mornings, but is virtually empty on Saturday afternoons. This means that cars “crawl” through town in the mornings emitting noxious pollutants, while shops are “empty” in the afternoons. To redress this imbalance hourly parking rates will be altered to encourage visitors in the afternoons. Therefore from 3 til 6pm on Saturdays charges will be reduced to 50p an hour, but raised by 30p an hour from 9am til 2pm.

5) A Working Party will be established as a priority to consider all means of increasing council income. We will consider selling advertising space to local businesses, for instance, on the foyer monitor (and elsewhere); we will consider a Teignbridge lottery; we will consider any innovative ideas, including retail management. We will explore methods currently being used by other local authorities. We will become more cost conscious and entrepreneurial, with an ethical and moral compass focused on local needs. Local successful business people will be invited to become members of this Working Party.

6) We will invest in genuine low cost housing for local people. We will invest in off-site modular build environmentally high specification units, which have sale prices starting at £65,000. Sites are identified in various locations, but an initial investment in the region of £1M will produce at least 12 such properties. This money is already sitting in our accounts. £200,000 is available in the

unallocated housing account, of which £86,000 is available this year, with £200,000 in subsequent years, while a £1M carry forward is available as part of the Capital Receipts. These sums can be replenished from on-going sales and/or rental income.

The amendments were moved by Cllr Dewhirst and seconded by Cllr Connett.

Cllr Dewhirst advised:

- there were now two food banks in Newton Abbot, serving a real need;
- the government gave tax breaks to the wealthy and tax cuts to the poorest;
- the proposed Council budget increased car parking and leisure service charges;
- of the increased littering in the district and the need for an additional litter hit squad;
- the Council should be more entrepreneurial to raise standards and quality;
- costs could be saved from the communications budget to fund projects;
- his party prioritised the environment, local people and the local economy;
- the car park proposals specifically mentioned Newton Abbot, he submitted that other car parks in the district could be considered;
- housing proposals would benefit young people in the district;
- there was a need for affordable self-build projects;
- a bus pass for 16-18 year old, would reduce the number of cars on the roads.

Prior to continuing the debate, it was proposed by Cllr Barker that standing orders be waived.

Resolved

That standing orders be waived.

The Interim Chief Finance Officer advised that proposal six was an alternative budget proposal, as it affected council tax or reserves, it could not be considered at the meeting. He confirmed that the remaining 5 were amendments as they proposed changes to existing budgets.

Speaking to the proposed amendments, The Interim Chief Finance Officer advised that:

- amendment 1 proposed charging second homes for waste collection, this proposal required further investigation as there would be increased staff resources in the first year;
- amendment 2 – research would be required into customer reactions to tariffs;
- amendment 3 – reducing the permit charge to £250 plus VAT for local people could affect take-up by existing permit holders who currently pay £450, it would reduce income, there were also VAT considerations;
- amendment 4 – introduced variable car parking charges, it could be difficult to identify car parks and customer reaction;

- amendment 5 – was a statement of intent and had no implications for the budget.

Cllr Bullivant highlighted the Council's achievement on the number of new homes built, increased employment in the district and no waste going to landfill.

Cllr Clarence referred to the new homes bringing in money to the district, the loss of revenue support grant and the need to generate income to address reduced income. He highlighted the Council's achievement of purchasing Market Walk and recommended the budget for approval.

Cllr Haines submitted he was unable to support the proposed amendments given the lack of detailed costings. He advised the car park review group could investigate the proposals for Osborne Street car park, but raised concern that the proposed income would be used in other areas (not ring-fenced for car parking). He asked for more information about waste collection from commercial properties and in conclusion advised he would be supporting the proposals as set out in the agenda report and not the amendments.

Cllr Connett advised the amended proposals were cost neutral to the Council, his party wished to show they were listening to the public. East and West Devon councils had moved to a three weekly bin collection with lower costs, he suggested Teignbridge was not offering best practice. He highlighted the leisure proposals as being cost neutral.

Cllr Morgan suggested public sector workers were struggling, that it was unfair to increase council tax as other costs rise as they were putting a burden on the electorate.

Cllr J Hook advised Osborne Street was an under used car park, with a third of spaces regularly unoccupied. By offering a lower cost permit to those living within 400m of the car park, with no off street parking and who were not eligible for Devon County on street parking the proposal would increase usage. She was disappointed with the increased complaints received about graffiti in the district.

Cllr Russell advised the Media & Communications department were a valuable resource, communicating with customers and providing well balanced reports on the Council actions.

The Leader thanked the Portfolio Holder and officers for producing the budget, he advised that the Council:

- had invested heavily in the bulking station;
- officers were currently reviewing costs of a 3 weekly bin collection, it was important to take the time to get any new proposal right;
- the new emerging leisure strategy and the support given to students taking part in the Youth Games;
- had been nominated for Council of the year by the Royal Town Planning Institute for its work on self-build homes.

Cllr Wrigley referred to the lack of investment in Dawlish. With new homes resulting in Dawlish growing by a third, funds were required to improve maintenance and renovation of the town. He suggested Lea Mount Gardens required improvement works, pedestrian access to Dawlish County Park was poor. He also raised the issue of access to Carhaix Way, suggesting the Council had failed to address the problems through the developer.

In response, Cllr Clemens advised £14M had been spent at Dawlish Warren with Teignbridge committing a considerable sum towards the re-charge of the beach. He highlighted flood relief works for Powderham and Starcross and £2.9M spent on SANGS. Further, that £4.2M had been awarded for Dawlish's new link road and the railway was to spend £600M on the line between Newton Abbot and Exeter. Also that money would be spent on Boat Cove and Dawlish had a renowned all weather hockey pitch.

Cllr Dewhirst advised the amendments were a wish list, he highlighted the Council spending £404,000 on 77 agency staff this year and £747,043 being spent the previous year. He advised his proposals alone could be financed from the agency staff budget.

Cllr Barker advised he did not support the amendments, in the absence of detailed costings it would be very difficult for Members support the proposals. He advised that some of the proposals were currently being investigated by officers. Referring to Osborne Street car park, he advised that a free half hour parking was given to parents collecting their children from Marsh Primary School. Finally, further education colleges received government funding for travel for young people.

The Chairman took the vote on proposals 1-5:

For: Cllrs Connett, Cook, Cox, Dewhirst, Eden, Evans, Hayes, J Hook, Keeling, Morgan, Nutley, Parker, Pilkington, Rollason and Wrigley (15).

Against: Cllrs Barker, Bromell, Bullivant, Christophers, Clarence, Clemens, Colclough, Dennis, Ford, Fusco, Golder, Goodey, Gribble, Haines, Hockin, Hocking, Jeffery, Kerswell, Lake, Matthews, Mayne, Orme, Peart, Prowse, Russell, Smith, Thorne and Winsor (28).

Abstain: Cllr Jones (1).

The amendment was defeated.

The Chairman moved to the vote on the budget proposals as set out in the agenda papers.

For: Cllrs Barker, Bromell, Bullivant, Christophers, Clarence, Clemens, Colclough, Cook, Dennis, Ford, Fusco, Golder, Goodey, Gribble, Haines, Hockin, Hocking, Jeffery, Kerswell, Lake, Matthews, Mayne, Orme, Peart, Prowse, Russell, Smith, Thorne and Winsor (29).

Against: Cllrs Connett, Cox, Dewhirst, Eden, Evans, Hayes, J Hook, Keeling, Morgan, Nutley, Parker, Pilkington, Rollason and Wrigley (14).

Abstain: Cllr Jones (1).

It was therefore

Resolved

- (a) That the Teignbridge band D council tax for 2018/19 is increased by 3.12% or £5 to £165.17 per annum.
- (b) That general reserves are increased to 11.3% of the net revenue budget for 2018/19 or just under £1.9 million.
- (c) That £100,000 of the general reserve balance in any one year continues to be available to the Executive to meet unexpected expenditure in addition to the agreed revenue budget.
- (d) All other decisions with regard to budgetary change will be approved by reference to virement rules in the financial instructions.
- (e) That the summary revenue budget for 2018/19 is £16.6 million as shown at Appendix 4. In particular the revenue budget includes:
 - The final pay offer including increases linked to the national living wage for 2018/19 and a 2% increase for all other staff from 1 April 2018.
 - Significant revenue contributions to fund capital at £1.3 million in 2018/19 but reducing thereafter.
 - Rural aid continuing at £40,000.
- (f) That fees and charges are approved as shown summarised at Appendix 6. This includes an increase in parking income of £125,000.
- (g) That the capital programme as shown at Appendix 7 be approved. In particular this includes:
 - Increasing jobs and homes through continuing support for housing whilst backing business and encouraging community-led planning.
 - Infrastructure delivery plan investment contributing to improving education, transport links, sports and open spaces.
 - Indicative figures are shown for three major projects investing in town centres and employment sites over the three years. These would be funded through prudential borrowing but individual business cases (BC) will be

brought to Members for consideration as they are developed. They are not being approved in this budget and are described as Provisions with funding as BC: Prudential Borrowing.

- (h) That the prudential indicators are noted and the prudential limits approved all as set out in Appendix 10.
- (i) That the updated treasury management strategy statement and authorised lending list as set out in Appendix 11 be approved together with the capital strategy in Appendix 11a.
- (j) That each scheme will be considered on its merits as explained at the end of Appendix 11 to decide the calculation of minimum revenue provision for capital expenditure in 2018/19.
- (k) That the treasury management mid-year review for 2017/18 as taken to Executive on 5 December and shown in Appendix 12 is noted.
- (l) That the council tax resolutions as recommended in Appendix 15 be approved.

339. POLITICAL BALANCE

Consideration was given to a report which set out the political allocation of seats following the recent by-elections in Chudleigh and Dawlish Central & North East where two Liberal Democrats councillors had been elected.

The proportional membership of the Council was now: Conservatives 52.17% (24 seats); Liberal Democrats 36.96% (17 seats); Independents 10.87% (5 seats). Cllr Haines suggested the total figure for the Liberal Democrat seats should be rounded up. The Leader, in response to a question, confirmed he had previously offered a seat on the Strata Scrutiny Committee to an Independent Member, he would consider this matter outside of the meeting.

Resolved

- (a) To accept the changes to the committee places as reported by the Monitoring Officer.*
- (b) To approve the allocation of seats as detailed by the Monitoring Officer.*
- (c) That any subsequent adjustments to appointments and substitute Members be advised by the Group Leaders.*

340. UPDATE ON THE STANDARDS REVIEW BY THE STANDARDS COMMITTEE

The Council considered a report on the current position of the work of the Standards Committee.

The Chairman of the Standards Board, Cllr Prowse, advised that:

- a review of the current Code of Conduct and processes had commenced;
- attendees at a recent clerk's workshop had been asked for their views on the review; they voiced concern at the increasing amount of bullying; and the use of social media were matters of great concern;
- adverts seeking interest from a member of the public to sit as an independent person on the Board had been placed, with a closing date of 13 April 2018;
- a Members' workshop would be held on 27 April to review the Teignbridge Code and to agree a response to national consultation. Members were reminded of the importance of attending the workshop.

Cllr Connett referred to the complaints procedure, advising he would not wish to see an open ended 'sifting process', suggesting extending the current 14 day process would adversely affect both the councillor and the complainant.

In conclusion, Cllr Prowse advised that the Standards Board would meet on the 2 May with recommendations from arising from the meeting being considered by full Council on 14 May 2018.

The Chairman and Members thanked Cllr Prowse for her report, it was then unanimously:

Resolved

- (a) That the Council note the interim report, prior to a final report in May 2018 at the end of the review process.
- (b) That the Council adopt the terms of reference for the Standards Committee as set out in the report.

341. REVIEW OF THE COUNCIL'S PAY POLICY

Members considered the annual pay policy report which is a requirement of the Localism Act 2011.

The Portfolio Holder for Assets & Resources advised that:

- the Policy had been reviewed by the Appointments & Remuneration Committee (ARC);
- the policy set out:
 - officer role definitions;
 - detail of the job evaluation scheme and process;
 - relationship between the highest and lowest paid staff.

The policy was recommended to Council for adoption. Cllr Connett questioned the re-engagement of officers following redundancy within four weeks, he submitted that if another job was available, why were they not re-deployed. In response, Cllr Barker advised he shared the concerns and would raise them with ARC at next year's review.

The Portfolio Holder recommended the report for approval.

Resolved

That the Annual Pay Policy Statement for 2018/19 be approved.

342. EXCLUSION OF PRESS AND PUBLIC FROM THE MEETING

Resolved

That under Section 100(A)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12a of the Act.

343. CHIEF FINANCE OFFICER

Members noted the recommendation of the Appointment & Remuneration Committee on the appointment of a Chief Finance Officer for the Council. Members voiced their appreciation at Mr Flitcroft's financial knowledge and expertise and fully supported his appointment, it was therefore:

Resolved

That Martin Flitcroft be appointed permanently as Chief Finance Officer (Section 151 Officer) with immediate effect.

344. CONSIDERATION OF STAFF HONORARIUMS

Consideration was given to the recommendations from the Appointments & Remuneration Committee meeting held on 8 February 2018 regarding the salary level for the Business Lead (Director) and the payment of honorariums. Members raised a number of questions, these were dealt with by a representative of Anthony Collins Solicitors, who confirmed the payment of honorariums was a Council policy and had been paid where duties had been performed outside the scope of the postholder over an extended period, following discussion, it was:

Resolved

That the report be approved as circulated.

345. SEALING OF DOCUMENTS

Resolved

The Common Seal of the Council be affixed any document or documents necessary to give effect to the resolutions passed by the Council at this meeting.

Timothy Golder
CHAIRMAN

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COUNCIL

CHAIRMAN: Cllr Tim Golder

DATE: 25 April 2018**REPORT OF:** Tony Watson, Business Manager, Economy & Assets and Portfolio Holder for Assets, skills & tourism**SUBJECT:** Newton Abbot, Bradley Lane**PART I****RECOMMENDATION**

That the Council approve the recommendations made in part II of this report.

1. PURPOSE

The purpose of this report is to;

Outline the recommendation of acquiring premises to relocate an existing Council tenant from Bradley Lane, which will in turn:

- Secure an important employer in the District
- Enable the redevelopment of Bradley Lane to move forward
- Preserve the Councils revenue income

2. BACKGROUND

The Council have been assembling land at Bradley Lane since 2010 with a long term ambition to realise redevelopment of the whole site.

The Councils adopted local plan allocates Bradley Lane (NA10) as a mixed use development site for the creation of additional B class floor space (office and industrial) and 170 homes.

The area is currently occupied by a number of industrial tenants, with many playing a vital role in the success of Newton Abbot and providing important employment for local residents.

The retention where possible of these businesses through assisting with relocation or being directly involved is critically important to ensuring the ongoing provision of employment opportunities in Newton Abbot.

TEIGNBRIDGE DISTRICT COUNCIL

In summer 2017, The Ministry for Housing, Communities and Local Government released a grant fund for stalled or difficult development sites. This opportunity was available to Local Authorities and provides capital financing in order to realise development by 2020.

The Council have been successful in an application and in February 2018 were awarded £2.5m for Bradley Lane.

The recommendations for delivery will be dealt with in a future report and work is ongoing to determine the most appropriate method of development.

The purpose of this report is to consider the options available to relocate a key employer in the Town to safeguard jobs for local people and future employment opportunities.

Tony Watson

Business Lead for Economy & Regeneration

Cllr Jeremy Christophers

Leader

BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

Wards affected	All
Contact for any more information	Tony Watson
Background Papers (For Part I reports only)	Nil
Key Decision	N
In Forward Plan	N
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	Nil