

MINUTES OF THE **MEETING OF THE COUNCIL** HELD ON **WEDNESDAY 4th JUNE 2025**
AT 7.00 P.M. AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT

Present: Councillors C Parker (Mayor) Presiding
L Cooke (Deputy Mayor)

Councillors: B Bailey A Hall
 J Bradford A Ineson
 R Buscombe G Jennings
 D Corney-Walker M Joyce
 T Corney-Walker P Parker
 C Davieson M Ryan
 A Gibbs L Wood

Officers in attendance: Phil Rowe Town Clerk
 Sam Scott Deputy Town Clerk & RFO
 Pierre Doutreligne Projects & Strategy Officer
 Linda McGuirk Principal Administrator

By invitation Adam Winsor, Senior Youth Support Worker - Space Youth Services
 Mark Gerry, Manager - Space Youth Services
 Reverend Gill Daniel
 Carol Bunday, Freewoman
 Mike Hocking, Freeman

Also, present County Councillor M Cockerham
 County Councillor J Fry
 District Councillor Rob Hayes
 District Councillor Jackie Hook
 3 x Members of the public

28. WELCOME FROM THE MAYOR

The Mayor welcomed those present to the meeting and invited Reverend Gill Daniel to open the meeting with prayers.

29. APOLOGIES

A valid reason for absence was received from Councillor P Parker. Apologies were noted from Nigel Canham, Communications Advisor.

Councillor P Bullivant did not attend.

30. INTERESTS

None declared.

31. MINUTES

Chairperson (Mayor) initials.....

The minutes of the Council Meetings held on:

- a) 12th March 2025.
- b) 16th April 2025 - Extraordinary Council Meeting.
- c) 14th May 2025 - Annual Council Meeting.

The minutes were received and signed as a correct record, subject to an amendment to Minute 25/04(498) of the Extraordinary Council meeting held on 16th April 2025. The original minute stated that Councillor D Corney-Walker did not attend; however, it was noted that Councillor D Corney-Walker had submitted a valid reason for absence.

32. PUBLIC PARTICIPATION

None.

33. PRESENTATION – YOUTH SPACE SERVICES

The Mayor welcomed the representatives of Space Youth Services to the meeting and invited them to give a presentation to members. The presentation covered:

- Youth work charity – commissioned by Devon County Council
- Targeted youth work and youth groups plus a digital youth centre
- Street based youth work
- Supporting the young people transitioning to adulthood
- Provides an opportunity to have fun and learn new skills
- Youth centre four evenings a week for 11 to 19 year olds
- Identifies young people struggling and offers targeted mentoring
- Educational – work closely with schools in addition to running an independent school in Dawlish
- Three open access youth sessions, SEND sessions, digital sessions
- Work in partnership with Police and Crime Commissioner, Teignbridge District Council, schools and other organisations
- Social action work and community engagement
- Offer day trips during the school holidays
- 200 to 300 young people per week attend the sessions in Newton Abbot
- Support high number of young people with safeguarding issues
- Funding issues, could negatively impact Newton Abbot based sessions by 50%
- Circulate impact report to Councillors
- Offered services to support NATC events

The Mayor thanked the representatives for their informative presentation and invited members to ask questions.

Councillors expressed their gratitude, recognising the valuable youth work being carried out in Newton Abbot and asked the following questions

- How much does it cost to run one youth evening?

Chairperson (Mayor) initials.....

- Councillors expressed a strong interest in arranging a visit to The Space to gain a deeper understanding of the services provided.
- How do you access digital youth service?
- Has anybody carried out a mapping exercise of Youth provision in Newton Abbot?

The Mayor expressed his thanks once again to the representatives and reaffirmed his intention to arrange a visit to The Space.

34. **REPORTS OF COUNTY AND DISTRICT COUNCIL REPRESENTATIVES**

The Mayor invited County and District Councillors to provide a report on their recent activity in Newton Abbot.

District Councillor J Hook referred to her report, circulated prior to the meeting, highlighting the following aspects:

- Future High Street Fund Project
- One Teignbridge Council Strategy
- TDC Carbon Action Plans
- Newsletters

Cllr L Cooke asked whether TDC has tested the carbon footprint impact arising from the traffic congestion over the last year.

County Councillor M Cockerham reported on issues in which he has had direct involvement:

- Provided an introduction as the newly elected representative.
- Completed the first month in post and is continuing to familiarise with protocols and engage with constituents.
- Actively reviewing ongoing local issues.
- Reported that the new Devon County Council (DCC) portal has gone live, which is expected to enhance the speed and efficiency of communication with residents.
- Plans to trial drop-in centres/surgeries to improve accessibility and engagement.
- Appointed as a member of the Highways Committee and the Tenanted Farmers Committee.
- Engaging with developers on relevant local matters.
- Expressed enthusiasm for working collaboratively with the Town Council.

County Councillor J Fry reported on issues in which she has had direct involvement:

- Appointed as a member of the Highways Committee.
- Visited Space Youth and is supporting an upcoming trip organised by the group.
- Completed the first month in post, focusing on learning protocols and establishing contact with constituents.

District Councillor R Hayes reported on issues in which he has had direct involvement:

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- Noted that several beaches in Teignbridge have been awarded Blue Flag status.
- Updated on the UK Shared Prosperity Fund (UKSPF), which includes plans to improve transport infrastructure over the next five years.
- Reported on recent and upcoming concerts in the area.
- Sponsored a school trip for Bearne's School to visit a local farm.
- Informed Members that a revised Taxi and Private Hire Policy will be forthcoming.

District Councillor A Hall reported on issues in which he has had direct involvement:

- Shadow portfolio holder role.
- Bradley Lane development is likely to be completed ahead of schedule.
- Advised of a delay to the Market Hall project, with completion now expected in Spring 2026.
- Newton Abbot Master Plan is due for update.
- Advised that further information regarding Local Government Reorganisation (LGR) is expected to be released on Friday.

District Councillor R Buscombe reported on issues in which he has had direct involvement:

- Informed Members that the housing scheme for the Sherborne Road Car Park site is forthcoming.
- Expressed a desire to see an additional care scheme and associated accommodation incorporated into the Bradley Lane site development.

District Councillor J Bradford reported on issues in which she has had direct involvement:

- Attended mandatory planning training; advised the Planning Committee has been reduced to 11 members.
- Provided an update on the NA3 development: a Temporary Stop Notice has been issued due to the groundworks and drainage works being carried out prior to the discharge of planning conditions. This is a complex matter, as failure to meet the required conditions could impact the nearby Fenn, a site of natural beauty.
- The Stop Notice is valid for 59 days; however, it was noted that works were continuing on site today. Teignbridge District Council (TDC) Enforcement Officers attended the site today, but no update on the outcome of their visit has been received.

District Councillor M Ryan reported on issues in which he has had direct involvement:

- Expressed thanks to Councillors Phil Bullivant and Janet Bradford for their work on Devon County Council over the past four years.
- Raised ongoing concerns regarding speeding vehicles in the Buckland area and expressed support for implementing a 20mph speed limit across the estate. The matter is due to be discussed at the upcoming Community & Heritage Committee.
- Attended the Full Council meeting.
- Participated in Overview and Scrutiny (ONS) training.

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District Councillor C Parker reported on issues in which he has had direct involvement:

- Commented on the developments at Bradley Lane and Sherborne House.
- Expressed support for the introduction of 20mph speed limits.

Councillor R Buscombe asked for clarification whether the Town Council has submitted a name suggestion for the Sherborne House development.

The Mayor thanked the District and County Councillors for their reports as they provided a valuable insight into the issues within Newton Abbot.

35. **MAYORAL ANNOUNCEMENTS**

- a) Members noted the Mayoral events, as circulated prior to the meeting, attended by Councillor A Hall and the Mayoress at the end of his Mayoral Year.
- b) The Mayor, Councillor Colin Parker, provided an update on events attended in his previous capacity as Deputy Mayor, as well as recent engagements he and the Mayoress had attended in his current role as Mayor, as circulated prior to the meeting.

The Mayor highlighted the following events:

- Opening of the community mural
 - Attendance at local concerts
 - Participation in the Annual Town Meeting (ATM) in his capacity as Mayor
 - Classic Car Show
 - Official opening of the Yellow Umbrella shop
- c) The Mayor invited Councillors David and Tom Corney-Walker to report on their recent visit to the Buckingham Palace Garden Party. Councillors Corney-Walker expressed their delight at having had the opportunity to attend, describing the event as a wonderful experience that exceeded all expectations. Prince and Princess of Wales represented the Royal Family at the event. Other members of the Royal Family in attendance included the Duke and Duchess of Edinburgh, Princess Eugenie, and Zara Tindall.

The Mayor also informed Members that the funeral of former Councillor Ken Purchase will take place on Friday, 6th June at 2:00 pm at St Andrews Church in Ipplepen.

36. **POLICIES**

The Town Clerk introduced the policy documents, as previously circulated and reported on changes to the documents:

- Code of Conduct

There are no proposed changes, the Code of Conduct is based on the latest version of the Local Government Association (LGA) Model Councillor Code of Conduct

Chairperson (Mayor) initials.....

- Standing Orders

Members were advised that the Council’s Standing Orders have undergone a comprehensive review and have been aligned with the Model Standing Orders issued by the National Association of Local Councils (NALC).

- Asset Transfer Policy

The Asset Transfer Policy is a new policy to the Council.

RESOLVED that the policies in relation to the:

- a) Code of Conduct
- b) Standing Orders
- c) Asset Transfer Policy

be hereby, approved and adopted subject to typographical amendments.

37. **LOCAL GOVERNMENT REORGANISATION**

Members considered a recommendation from the Local Government Reorganisation Working Group that the Council submit a letter, as circulated prior to the meeting, to the County and District Councils in response to the Government’s Devolution White Paper.

Accordingly, it was:

RESOLVED that the Town Council submit a letter of intent to the County and District Councils in response to the Government’s Devolution White Paper.

38. **PROCEEDINGS OF COMMITTEES**

- a) The Minutes of the Meeting of the **Planning Committee** held on 11th March 2025, as presented by the Chairperson, Councillor N Yabsley, were received and approved.
- b) The Minutes of the Meeting of the **Staffing Committee** held on 12th March 2025, as presented by the Chairperson, Councillor R Buscombe were received and approved.
- c) The Minutes of the Meeting of the **Planning Committee** held on 1st April 2025, as presented by the Chairperson, Councillor N Yabsley were received and approved, subject to:
- d) The Minutes of the Meeting of the **Community & Heritage Committee**, held on 2nd April 2025, as presented by the Chairperson, Councillor L Cooke were received and approved.
- e) The Minutes of the Meeting of the **Planning Committee**, held on 22nd April 2025, as presented by the Chairperson, Councillor N Yabsley were received and approved.

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- f) The Minutes of the Meeting of the **Planning Committee**, held on 13th May 2025, as presented by the Chairperson, Councillor N Yabsley were received and approved.
- g) The Minutes of the Meeting of the **Planning Committee**, held on 3rd June 2025, as presented by the Chairperson, Councillor N Yabsley were received and approved.

39. **LATE CORRESPONDENCE**

None.

40. **DATE OF NEXT MEETING**

The next meeting to be held on Wednesday 16th July 2025.

41. **EXCLUSION OF THE PUBLIC AND PRESS**

Due to the confidential nature of the business to be transacted, it was:

RESOLVED that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

42. **ASSETS - PROPERTY**

a) OLD FORDE HOUSE

The Town Clerk provided an update on Old Forde House. Members were invited to consider whether they wished to proceed to make an offer to 'acquire' the property.

Arising from the discussion, it was:

RESOLVED that Newton Abbot Town Council:

1. Do not make an offer to Teignbridge District Council to acquire the property at this stage, but that the Town Council remains interested in the property while it continues its due diligence.
2. Continues with its application to the Architectural Heritage Fund for a grant to carry out a viability study with regard to the property's repair & refurbishment and to establish a business plan for the operation of the refurbished premises for future consideration should the property still be available for acquisition at that time.

Cllr M Ryan abstained from voting.

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43. **TIME EXTENSION**

In accordance with Standing Order 3(t), which states that a meeting shall not exceed a period of two hours unless a vote to extend by an additional 30 minutes is carried, Members considered extending the meeting.

RESOLVED that, in accordance with Standing Order 3(t), the meeting be extended for a further period of 30 minutes.

b) PROPERTY OPPORTUNITY

The Town Clerk provided an update on a potential property asset opportunity, which included information on:

- Pre-application planning advice regarding change of use;
- Options for submitting an application to the Public Works Loan Board (PWLB).
- Estimated costs associated with the proposed conversion and construction works.

Arising from a lengthy discussion, Members were invited to consider whether they wished to proceed with the asset opportunity.

RESOLVED that the Town Council agrees in principle to proceed with the involvement of a Quantity Surveyor (QS) to advise on cost implications as part of its due diligence and delegates authority to the Town Clerk and the Responsible Financial Officer (RFO) to continue with the due diligence process.

At 9:21pm Councillors D and T Corney-Walker left the meeting.

44. **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

In accordance with Minute number 25/04(501) of the Extraordinary Council Meeting held on the 16th April 2025, where it was resolved that Newton Abbot Town Council hereby informs Teignbridge District Council that it has no intention of repaying the CIL funds spent by the Town Council in good faith under the CIL Regulations 2010.

The Town Clerk reported that no response has yet been received from the District Council.

Meeting closed at 21:26 hours.

Chairperson (Mayor).....Date.....

Chairperson (Mayor) initials.....