Ashburton Town Council

Minutes of the Full Council meeting held on Tuesday 8th September 2026 at 7.30pm, in the Council Chambers of the Town Hall.

Present: Cllrs. Wood (Chair), Bovey, Coles, Distin, Nutley, Snowsill, Turner and James

In attendance: The Deputy Clerk, Admin Assistant, Cllrs Rogers (DCC & TDC) and two members of the public.

Cllr. Wood opened the meeting and welcomed those present. She took a moment to reflect that today marked the fourth anniversary of the passing of Queen Elizabeth II.

116.26 APOLOGIES

Apologies were received from Cllr. Pugh and Cllr. Major (TDC) due to ill health and Cllrs. Searight and Giles due to a prior commitment. It was noted that Cllr. Harper was not present but no apologies had been received.

Resolution

APPROVED
Proposed: Cllr. Snowsill
Seconded: Cllr. Distin, AIF

117.26 DECLARATIONS OF INTEREST

None Received.

118.26 PUBLIC COMMENTS / STATEMENTS

None.

119.26 TO RECEIVE THE PREVIOUS MINUTES OF 14th JULY 2026 AND 26th AUGUST 2026

The Deputy Clerk reported that all actions assigned to the Clerks' Office from the meeting 14th July 2026 were either complete or in hand.

Cllr. Nutley was not aware of the action assigned to him to make introductions to the Town Clerk of Holne Parish Council, but intended to do so that evening. **ACTION**

Cllr. Rogers (DCC) asked that the Clerks' Office forward him a copy of the correspondence received from Devon Highways regarding the bollard on North Street. **ACTION**

Resolution

APPROVED: The minutes of the Full Council meeting held on the 14th July 2026 were duly signed as a true and accurate record of the meeting.
Proposed: Cllr. Bovey
Seconded: Cllr. Distin, AIF

The Deputy Clerk reported that all actions assigned to the Clerks' Office from the meeting 26th August 2026 were complete.

Resolution
APPROVED: The minutes of the extraordinary meeting held on the 26th August 2026 were duly signed as a true and accurate record of the meeting.
Proposed: Cllr. Snowsill
Seconded: Cllr. Bovey, AIF

120.26 TO CONSIDER THE CO-OPTION OF A NEW TOWN COUNCILLOR

Heather James was asked to give a brief summary of her application, which had previously been submitted to councillors. She outlined her reasons for wishing to become a town councillor, including her lifelong connection to Ashburton and her great affection for the town. She expressed a desire to support the community in which she lives. As a mother and trustee of Woodlanders Preschool, she also has a particular interest in supporting the town's children and young people.

Ms James then left the room while councillors considered whether to co-opt her onto the Council.

Resolution
APPROVED Ms James was co-opted on to Ashburton Town Council.
Proposed: Cllr. Snowsill
Seconded: Cllr. Distin, AIF

121.26 TO RECEIVE THE MAYOR'S REPORT.

Cllr. Wood presented the Mayors Report **(Appendix 1**)

122.26 TO RECEIVE THE CLERK'S REPORT.

The Deputy Clerk presented the Town Clerk's report in the Clerk's absence and provided a few additional updates on matters that had arisen since the Clerk had gone on leave **(Appendix 2).**

123.26 TO RECEIVE THE POLICE REPORT.

The Deputy Clerk presented the Police report **(Appendix 3)**.

124.26 TO RECEIVE THE DEVON COUNTY COUNCIL REPORT.

Cllr. Rogers presented his report as a Devon County Councillor **(Appendix 4)**.

Cllr. Distin thanked Cllr. Rogers for his hard work in securing the resurfacing of several of the town's roads. He also noted that, following a request from Cllr. Rogers, in response to concerns about speeding raised by many residents, a mobile speed camera had been seen in the town the previous week,.

125.26 TO RECEIVE THE TEIGNBRIDGE DISTRICT COUNCIL REPORT.

Cllr. Nutley presented his report as a Teignbridge District Councillor **(Appendix 5).**

Cllr. Distin asked Cllr. Nutley whether there was any truth to a rumour he had seen on social media that TDC was charging the NHS for parking its breast screening vans in TDC car parks in Buckfastleigh. Cllr. Nutley confirmed that he had only just become aware of this and believed that the NHS had indeed been charged. Cllr. Nutley agreed that this was of serious concern and said he would raise the matter with TDC and attempt to stop this happening.

Council members agreed that this was unacceptable and stated that they would support Cllr. Nutley in objecting to the parking charges for NHS screening vans.

Cllr. Distin proposed that the Town Council also write to TDC expressing its concern and strong disapproval of the charges.

Resolution
RESOLVED: That the Clerks' Office draft a letter for approval, to be sent to TDC, expressing the Council's concern and strong disapproval of TDC charging the NHS to park its breast screening vans in TDC car parks. **ACTION**
Proposed: Cllr. Distin
Seconded: Cllr. Turner, AIF

126.26 TO RECEIVE THE REPORT FROM THE CHAIR OF THE FINANCE AND TOWN HALL BUILDINGS COMMITTEE.

The Deputy Clerk presented the minutes of the latest Finance Committee meeting and reported that all actions were either complete or in hand.

Cllr. Snowsill requested that an agenda item titled 'Asset Inspection' be added to the next Asset Working Group (AWG) meeting. **ACTION**

127.26 TO RECEIVE THE REPORT FROM THE CHAIR OF THE PLANNING COMMITTEE

The Deputy Clerk presented the minutes of the latest Planning Committee meeting and reported that all actions were either complete or in hand.

Cllr. Nutley reported that DNPA had recently approved (subject to conditions) an application for 16 new affordable homes on land west of Roborough Lane, Ashburton and that building work should be complete by the end of 2027.

128.26 TO RECEIVE THE REPORT FROM THE CHAIR OF THE GENERAL PURPOSES COMMITTEE

Cllr. Distin presented the minutes of the latest General Purposes Committee meeting and reported that all actions were either complete or in hand.

Cllr. Rogers (DCC) asked that the Clerks' Office cc him on any correspondence sent by the Town Council to DCC on the subject of adding yellow lines on the kerb stones and illegal parking at Cleder Place. **ACTION**

129.26 TO RECEIVE AN UPDATE ON THE ASSET TRANSFER PROCESS

Cllr. Snowsill presented a report on the status of the TDC asset transfer process **(Appendix 6).**

Cllr Turner questioned whether the information given on the forming of a resident's association was accurate. Her understanding is that the resident's association doesn't want to take on ownership of Old Manor Close and Amberley Close but rather apply for it to be turned into a village Green and protect it that way.

Cllr. Distin believes that the green land at Old Manor Close and Amberley Close will be covered by the neighbourhood plan and therefore should be protected.

The Council asks the Clerk's Office to get confirmation of whether the Old Manor and Amberley Close Residents Association wants to take on ownership of the asset. **ACTION**

Cllr Nutley proposed that the Council write to Teign Housing to request that they take on the management of the green spaces in Home Park, alongside the green spaces they currently manage in the area. If Teign Housing agrees, the Council would remove these green spaces from its list of assets to acquire.

Resolution
ACCEPTED: That the Clerks' Office draft a letter for approval, to be sent to Teign Housing to request that they take on the management of the green spaces of Home Park. **ACTION**
Proposed: Cllr. Nutley
Seconded: Cllr. Distin, AIF

The Council discussed whether it was currently in a position to make a firm decision on which assets to progress with. It was agreed that clarification was needed on how the recent pause in local government reorganisation would affect the asset transfer process. Until clarification is received, it was suggested that the Council should continue with the current timeline to avoid losing momentum.

Councillors expressed frustration that they would need to set the following year's precept next month without having sufficient information about the potential costs associated with the assets, including whether the Council would be responsible for legal costs relating to their acquisition. Concerns were also raised about whether outstanding issues with the assets would be addressed before transfer, or whether the Council would need to budget for the necessary repairs. Councillors stressed the importance of being confident that the Council would have the financial resources and capacity to properly manage and maintain any assets it takes on.

Some councillors expressed concern that the current list of potential assets was too extensive and could place an undue financial burden on the Council and Ashburton residents. It was also felt that further consideration should be given to the staffing implications of the asset transfer,

including whether additional employees would be required, whether this would necessitate additional office space, and whether specialist skills or experience would need to be brought in to manage the assets.

Cllr Snowsill suggested that the Asset Working Group (AWG) review the proposed list of recommended assets, with particular consideration given to costs, and produce a smaller, more affordable list which balances community benefit with affordability.

Cllr Rogers (DCC) suggested that, as part of the asset transfer process, the Council make enquiries with its insurance provider to clarify where liability would lie for safety issues relating to Council-owned assets. This should include clarification of responsibility for issues such as dangerous dogs and injuries sustained whilst using playparks.

Cllr Woods presented a report **(Appendix 7)** and explained that she had been part of a public spaces group exploring the potential use of Cléder Place as a test bed for how the town could take on and improve public spaces as part of the asset transfer process. The group had provided high-level costs to give an indication of potential improvements to the area. Cllr Woods thanked the members of the group for their work to date.

Cllr Woods suggested that funding for improvements could be sought through fundraising, meaning that the full cost would not necessarily need to be met through the precept. Alternatively, if a CIC or CIO were established to manage the assets, this could provide access to additional funding opportunities.

Cllr Snowsill asked the Clerk's Office to arrange a date for the next meeting of the AWG to discuss the above.

ACTION

130.26 TO RECEIVE THE COUNCILLORS' REPORTS OF ATTENDANCE AT SUB COMMITTEES AND MEETINGS OF OTHER ORGANISATIONS.

Cllr Nutley asked councillors to let him know if they would like him to forward the updates on Torbay Hospital that he receives.

Cllr Woods provided an update on the swimming pool, which is now closed for the season. She reported that it had been a very busy season, with over 800 people attending each week, which she described as a phenomenal achievement. The Swimming Committee is currently working on its strategy for next year. The Council's Community Grant enabled repairs to the pool leaks, which was reported to have been a great success.

Cllr James reported that there is a new Head of the local primary school, who is settling in well. Both the primary school and pre-school have returned from the summer break. The pre-school currently has 53 children on roll, who are settling in well.

131.26 TO SUGGEST CONTENT FOR THE ASHBURTON TOWN COUNCIL MEDIA POST

Cllr Turner advised the Council that, going forward, the Admin Assistant will be responsible for preparing the Council's bi-monthly article for *Around Ashburton*, with support and oversight from Cllr Turner. Suggested items for inclusion were the LGR pause, the Town Clerk's CiLCA qualification, the Neighbourhood Plan and NEB Film.

132.26 MATTERS RAISED BY COUNCILLORS FOR INFORMATION ONLY OR ON A FUTURE AGENDA.

Double yellow lines on junction of Ballard Land and Co-Op will come up on the next traffic orders.

The councillors asked the Clerks Office to check that this is being done as visibility is very poor.

ACTION

Cllr Turner requested that the restoration of the Town Hall clock be moved higher up the Council's list of priorities. In particular, the costs of a bat survey and the required repairs need to be established. The Council has allocated £1,500 towards this work.

Clerks Office to obtain costs for a bat survey and estimate for the repairs of the town hall clock.

ACTION

Cllr. Wood closed the meeting at 21:01

SIGNED _____ DATE _____

Ashburton Town Council

Action Points Arising from the Full Council Meeting Held on Tuesday 7th September 2026 at 7.30pm in the Council Chambers of the Town Hall

Agenda Item	Actions	Responsible
119.26	Cllr. Nutley to make introductions to the Town Clerk of Holne Parish Council (action carried over from last meeting)	Cllr. Nutley
119.26	Clerks' Office to forward Cllr. Rogers a copy of the correspondence received from Devon Highways regarding the bollard on North Street.	Clerk's Office
125.26	That the Clerks' Office draft a letter for approval, to be sent to TDC, expressing the Council's concern and strong disapproval of TDC charging the NHS to park its breast screening vans in TDC car parks.	Clerk's Office
129.26	Clerk's Office to get confirmation of whether the Old Manor and Amberley Close Residents Association want to take on ownership of the asset.	Clerk's Office
129.26	Clerk's Office to add an agenda item titled 'Asset Inspection' to the next Asset Working Group (AWG) meeting.	Clerk's Office
129.26	Clerk's Office to arrange a date for the next meeting of the AWG.	Clerk's Office
132.26	Clerks Office to check that double yellow lines on junction of Ballard Land and Co-Op will come up on the next traffic orders as visibility is very poor.	Clerk's Office
132.26	Clerks Office to prioritise obtaining costs for a bat survey and an estimate for the repairs of the town hall clock.	Clerk's Office

Ashburton Town Council

APPENDIX 1

Mayor's Report

Since my last report to Full Council in July, it has been wonderful to see Ashburton's community spirit really come to life with The Bread Weighing and Ale Tasting event. It was a fantastic example of what makes our town so special. It was a fun and memorable event for everyone who attended, but, importantly, it also raised a great deal of money for the Portreeves' Charities.

I am personally gluten intolerant, so I wasn't able to sample the bread or ale myself, but my family certainly made up for that! They thoroughly enjoyed the naan breads, baguette and sourdough loaf that we exchanged for donations to the charities. It was a lovely example of people coming together, having fun and, at the same time, supporting those in our community who need it.

I also had the great pleasure of holding my Inauguration event at Cleder Place, supported by the Reverend Phillip Parker, Terry - the Master Bailiff (in the absence of the Portreeve), ACE, fellow councillors, friends, family and many members of our community. I would like to thank everyone who came along and supported me — it meant a great deal.

The Inauguration was important to me not simply as the beginning of my year as Mayor, but as an opportunity to set out what I hope to achieve during this year. It was also an opportunity to spend time with residents and also, importantly, to demonstrate what Cleder Place could potentially become.

This piece of land right is in the heart of our town. On the day, we were able to bring it to life as a gathering place — somewhere people could meet, talk, celebrate and simply enjoy being together. I believe that is exactly the sort of community space that Ashburton needs and deserves.

I am currently working with ACE to develop a proposal for what we could potentially create at Cleder Place if Ashburton Town Council were to take ownership of the land. I am very excited about the possibilities, and I will say more about this later when we come to the assets section of the agenda.

Looking ahead, we have the Ashburton Food Festival coming up this weekend. A huge amount of work has gone into organising this, led by Dee, and I hope we will all take the opportunity to come along, support the festival and enjoy the wonderful local food and produce that our town and surrounding area has to offer.

We also have Open Studios coming up, when local artists and other creatives open their homes and studios to the public, giving us the opportunity to see their work, meet them and hear about their creative practice.

I would encourage everyone to support our local artists and craftspeople. These people add an enormous amount to the character and identity of Ashburton. Our community would be a much sadder place without the beauty, imagination and skill that they bring to our town.

And perhaps, as we move into an age increasingly shaped by AI and technology, it is more important than ever that we value the things that are uniquely human — creativity, craftsmanship, imagination, conversation and community.

These events, whether they are weighing bread, sharing food, making art or simply gathering together in a town-centre green space, are what make Ashburton more than just a place where people live.They are what make Ashburton a community.

Lucy Wood
Chair of Ashburton Town Council

Ashburton Town Council

APPENDIX 2

Town Clerks report

Clerk Absence

I would like to publicly thank Lynn and Becky for all their hard work over the last few weeks during my period of absence, and also thank all the Councillors who have wished me well. My recovery is going smoothly, and I look forward to getting back to work.

Maintenance Update

We are currently investigating a damp issue in the Main Hall. On 5th August, Mr Risley kindly volunteered his time to provide drone footage of the clock tower and roof. He has since provided some excellent imagery of the parks, river and surrounding landscape.

The footage and images will assist us in obtaining quotes for repairs to the roof and will also support assessments of the clock tower in due course.

Local Government Reorganisation (LGR)

The Government announced on 7th September that it has launched a rapid review of the Local Government Reorganisation programme, following updated legal advice.

Decisions previously made regarding reorganisation in Essex, Hampshire, Norfolk and Suffolk have been withdrawn. Plans for 14 other areas, including Devon, Plymouth and Torbay, have been paused while the review is undertaken. Councils in these areas have been asked to cease work on implementing the decisions announced in July until the review has concluded.

There have understandably been questions as to whether this will have any impact on the current asset transfer process. At present, the asset transfer programme is being progressed separately from Local Government Reorganisation, and there has been no indication that this process has been paused. We will, however, continue to monitor the position and any further guidance issued.

Reminder

A reminder to Councillors that Cllr Wood has called an Extraordinary Meeting for Tuesday 29th September at 7.30pm regarding the customs and traditions of Ashburton Town Council.

An agenda and relevant paperwork will be circulated shortly. In the meantime, please save the date, as this is an important meeting and it would be beneficial for as many Councillors as possible to attend.

Deputy Clerk's addition

Just a couple of small updates to the Clerk's report:

We have been recommended a roofer to work on the damp issue in the corner of the tower. The drone pictures show excess foliage in the guttering; the removal of which should alleviate the problem. We are awaiting a quote for this work.

A bit of good news – we have been assured that any funding received can be used for match funding for additional money from TDC.

APPENDIX 3

Police Report

This report covers the parish of Ashburton including its road network.

The Parish has the Police beat code of JA2C. The Parish is served by the Neighbourhood Police team working out of Ashburton Police Station and Chudleigh Police Office. The Parish forms part of the Teignbridge Coastal & Rural Policing sector. The team is led by Sergeant Ryan Cook Neighbourhood Team Leader and PC Claire Hurrell is the Neighbourhood Constable (Neighbourhood Beat Manager) and is supported by PCSO Tina Jordan.

Although every effort has been made to produce an accurate representation of the figures included in the report there may be a slight discrepancy in the totals shown.

For the period 1/08/2026 to 31/08/2026 in the Ashburton beat area there has been a total of 61 Incident Reports of a varying nature logged resulting 27 Occurrence Reports being raised that required further investigation under the following categories:

- Public Safety and Concern for Welfare: 3
- Violence less serious: 9
- ASB Nuisance: 4
- Theft: 5
- Police Generated & Administration: 1
- Road Related Offences: 2
- Criminal Damage: 2
- Suspicious Circs: 1

APPENDIX 4

Devon County Council Report

Dartmoor National Park Authority granted planning:
https://www.themoorlander.co.uk/news/ashburton-affordable-homes-win-unanimous-backing-in-major-dartmoor-plan-8961499
Following my involvement as the County and District Councillor . I sort advice from Dartmoor National Park monitoring officer and because on my detailed involvement in the project and could not get involved in the meeting .
I am grateful to John for agreeing to the way of working that meant there was no other member who had declare, the vote went through will no one voting against .

Dartmoor National Park are calling potential housing sites.
Attached link that can follow up any enquires .
https://www.dartmoor.gov.uk/living-and-working/planning/housing

Teignbridge District Council are reminding residents that retaining the Devon Home Choice is crucial .
https://www.devonhomechoice.com/

I am grateful to Around Ashburton for communicating the Crisis Resilience fund in the September/ October edition .
TDC officers are looking at offering signposting assistance in person and further details are being worked through.

Teignbridge Full Council met on the 28th of July 2026.
TDC Officers are confirming a contact email address and at the time of email I am awaiting further information the scheduling details of the playpark . I have asked Cllr Nutley and Major to support this .
https://democracy.teignbridge.gov.uk/documents/g3806/Printed%20minutes%2028th-Jul-2026%2010.00%20Full%20Council.pdf?T=1

Ashburton Primary school has welcomed executive head at the start of the term .
The combined role will shared with Buckfastleigh .
The West academy has shared the playpark consultation with South Dartmoor Senior School .
Natasha Brooks is looking for to working with the Town Council.
https://news.teignbridge.gov.uk/consultation-opens-to-improve-play-parks-across-teignbridge/

Teignbridge District Council have confirmed that matched funding can be applied for from other sources .

Towns & Parish Councils are being urged to report road faults (Link attached)
https://www.devon.gov.uk/roads-and-transport/report-a-problem/

There is a solution to support residents who are digitally excluded .
You can report a road problem by phone in Devon by calling Devon County Council Customer Service on 0345 155 1004.
https://www.devon.gov.uk/roads-and-transport/report-a-problem/

A schedule is being sort for gullies and drains .

The UK Government have announced the local reorganisation .
Ashburton is a 2-member ward within the Coast and Country .
The new Authority will have 103 elected member .
The Ashburton & Buckfastleigh ward with include Bickington and Woodland .
There are many questions and DCC Cabinet have a meeting on the 9th of September 2026 .
As a result of the DCC Cabinet meeting is on the meeting and I must attend online meeting will have to leave the council meeting once I have taken questions from Town Councillors in advance of the Wednesday meeting .

Attached is links to other grants .

https://www.teignbridge.gov.uk/council-and-democracy/district-town-and-parish-councils/cil-community-fund/

DCC Engineers have had to revise works on Eastern , East St , West St and Western Road .

Thank you for receiving the update and I hope Councillor appreciate that the summer has officers working to timescales. Any queries / questions please advise .

Ashburton Town Council

APPENDIX 5

Cllr John Nutley -- District Councillors Report for Teignbridge District Council and Report from Dartmoor National Park Authority.

Teignbridge Community Network

Teignbridge would like to invite a representative from each Town and Parish Council to our second Teignbridge Community Network event on Thursday 15 October, from 1:30pm - 4:30pm, at The Courtenay Centre, Kingsteignton Road, Newton Abbot, TQ12 2QA.
There will be speakers and themed networking with Voluntary and Community Sector partners on topics including Local Government Reorganisation.

Waste Operational Staff Review.

We are taking action in trying to resolve the problem we are having with waste collections and Cllr Peter Williams Executive Member for Environmental Services will be giving weekly updates which I will forward on as I received them.

Consultation opens to improve play parks across Teignbridge

Residents are being asked to have their say on plans to invest up to £3 million in improving play parks across Teignbridge. Teignbridge District Council has launched a public consultation to help decide which of the 37 play parks owned by the council should be prioritised for future investment, there are 6 play parks in Ashburton included in the 37.
https://teignbridgetalks.teignbridge.gov.uk/play-park-improvement-programme
The consultation closes on 27 September 2026.

Report for Dartmoor National Park Authority

The planning application below came before the Development Management Committee on Friday and I am pleased to say was unanimously approved by the committee.
Proposal: Location: Applicant: 0104/26 Full planning permission 276030, 70819
District/Borough: Parish:
Affordable residential development of 16 homes with a mix of one, two and three bed homes (comprising flats and houses) together with road infrastructure, landscaping, and associated works Land off Roborough Lane, Ashburton, Newton Abbot, TQ13 7FW LiveWest Homes Limited
Recommendation: That: (i) The proposed scheme does not constitute major development; and (ii) 1 1.1 Introduction Planning permission be GRANTED, subject to the following conditions and the applicant entering into a S106 legal agreement to secure necessary provision of affordable housing.
I did declare a personal interest as being a Ward Councillor for Ashburton and being on the Town Council, but stated I am not on the ATC planning committee and have had no involvement in any discussion on the application.

Ashburton Town Council

APPENDIX 6

Asset Transfer Status Report

Assets No Longer Under Consideration

Ashburton Town Council has informed Teignbridge District Council (TDC) that it does not wish to acquire the following assets:

- 002: Ashburn Close, TQ13 7DY
- 004: Barnsey Gardens, TQ13 7GA (ownership dispute between TDC and Westcountry Housing Association Limited.)
- 005: Crockerton Cottages, TQ13 7QL
- 009: Little Roborough (garden plots), TQ13 7BH
- 014: Roborough Lane

Assets Still Under Consideration

The following assets remain under consideration by the Town Council:

- 006: Dolbeare Road
- 007: Home Park
- 008: Kingsbridge Lane Car Parks
- 010: Miners Close
- 011: Cleder Place
- 012: Old Manor Close / Holne Close
- 013: The Recreation Ground
- 016: Westabrook Avenue
- 447: Kingsbridge Lane Public Toilets
- 423: Market Close

The Council has received the following statement from TDC regarding the acquisition of car parks:

“As mentioned at previous meetings and in line with Teignbridge District Councils adopted Town & Parish Council Service Devolution and Asset Transfer Policy; assets for which generate an immediate income to the Council or are held to fulfil strategic priorities are unlikely to be considered for devolution/transfer.”

Costs

TDC has provided the following asset maintenance costs, covering expenditure over the past five years:

- Recreation Ground: £10,237.29
- Cleder Place: £1,887.74
- Minors Close: £4,856.00
- Westabrook: £2,757.00
- Home Park: £2,083.00

- Public Toilets: £95,676.44

In addition, TDC has provided details of annual expenditure on items such as grass cutting, path edging, shrub bed maintenance and hedge cutting:

Asset	Annual expenditure
007 – Home Park	£803.36
010 – Miners Close	£80.49
011 – North Street *(Cleder Place & Crockerton Cottages)*	£43.05
013 – Prigg Meadow *(Recreation Ground)*	£2507.96
016 – Westabrook Avenue	£161.80

The Clerk's Office has produced a costing document based on the available information. This estimates that, should the Town Council acquire the assets currently under consideration, it should budget as follows:

1. **Ongoing annual revenue costs:** The cost of maintaining five play parks, recreation grounds and public toilets is likely to be in the region of £40,000–£70,000 per annum.
2. **Asset replacement reserve:** A longer-term reserve of £20,000–£30,000 per annum should be established to fund the future replacement of play equipment.
3. **Public toilet operating costs:** The largest individual cost is the running of the public toilets, estimated at £12,000 - £17,000 a year. This could be offset by charging for use of the facilities, although there would be an initial outlay involved in setting up a payment system.

Other Cost Considerations

Trees: There are 15 trees in The Recreation Ground. The Town Council has a report from the inspection carried out by TDC in July 2025, and the trees were due to be inspected again in July 2026. However, the Town Council has not been provided with confirmation of whether this inspection took place.

The July 2025 inspection deemed all trees to be safe, although some had issues requiring monitoring, including dead branches. Five trees were identified as having either Stage 1 or Stage 2 ash dieback disease.

The trees in Cleder Place were inspected in April 2026, and no action was deemed necessary. Home Park and Westabrook Avenue have no trees on site.

Play Park Funding

Councillors and the Town Clerk have met with members of the TDC playpark improvement fund, who are currently in the process of deciding which playparks will receive funding. They confirmed that Ashburton is eligible for up to £1 million of the available funding, this is from CIL but not Section 106 contributions. TDC has confirmed that the Town Council is able to receive match funding through TDC for any money awarded through the Play Park Improvement Programme.

Unfortunately, the Council will not know whether it has been awarded any funding before making a decision on whether to acquire the assets.

TDC advised that the current anticipated timeline is:

- 27 September 2026: Consultation closes.
- By the end of December 2026: TDC hopes to make funding decisions.
- By the end of the 2026/27 financial year: TDC hopes to begin delivery of the programme.

If funding is not awarded, the Council should be aware that all playparks under consideration for the asset transfer are in need of major revamping. Replacement of play equipment and associated surfacing of five play parks may exceed £500,000.

Residents' Association

The Town Council has received confirmation that a residents' association has been established to take on Old Manor Close and Amberley Close, with the following objectives:

Primary Objective

- To ensure that The Green remains a Public Open Space.

Secondary Objectives

- To provide a forum through which all residents interested in and local to The Green can discuss and reach consensus on how best to achieve the Primary Objective.
- To address any concerns raised with respect to The Green.
- To provide a point of contact for all parties wishing to pass information to, or make requests of, residents associated with The Green.

Ashburton Town Council

APPENDIX 7

Cleder Place – Stage 1 Low-Cost Improvement Plan

Aim

Deliver a **simple, visible and affordable first phase of improvements** to Cleder Place following transfer, without attempting to fund the full long-term vision at the outset.

The focus is to make the space feel **better cared for, more welcoming and more usable**, while retaining flexibility for future development.

Proposed Stage 1 works

Item	Indicative cost
Repaint play-area picket fence	£500
Four planters with compost and planting	£800
One-off clearance of weeds, self-seeded growth and young sycamores	£600
Three fixed park benches	£1,200
Two picnic tables	£1,100
Board-game surfaces/inserts for tables	£350
Simple entrance arch/gateway feature	£800
Community noticeboard	£900
Road-facing information board	£600
Minor play-area visual improvements	£400
Subtotal	**£7,250**
Contingency (15%)	**£1,088**
Indicative total	**£8,338**

Working budget

Stage 1 budget: £8,500

Suggested fundraising target: £10,000

The £10,000 envelope would provide some flexibility for delivery, installation and minor unforeseen costs.

What this would achieve

Stage 1 would:

- refresh the existing play area;
- improve planting and appearance;
- add seating and tables;
- create a clearer park entrance;
- improve community information;

- remove unwanted vegetation and young sycamores;
- provide an immediate and visible improvement at relatively low cost.

Some straightforward works could potentially be carried out with community or volunteer involvement.

Later phases

The following remain part of the wider Cleder Place wish list but would be developed separately:

- multi-purpose shelter or bandstand;
- permanent shade structures;
- additional formal play equipment;
- larger-scale landscaping and tree planting;
- more substantial improvements to the central green space.

River wall

The wall alongside the river should be assessed as part of the transfer process. Any significant repair works should be treated as a **separate capital item once its condition and responsibility are established**.

Stage 1 proposition

Approximately £8,500 for a first package of visible improvements, with £10,000 as a practical fundraising target.

The intention is to establish a good baseline quickly, then develop the wider vision incrementally as priorities, funding and community involvement evolve.