

West Devon Council



West Devon
Borough
Council

Title:	Summons																												
Date:	Tuesday, 15th February, 2022																												
Time:	4.00 pm																												
Venue:	Chamber - Kilworthy Park																												
Full Members:	<p style="text-align: center;">Mayor Cllr Mott Deputy Mayor Cllr Pearce</p> <p><i>Members:</i></p> <table><tr><td>Cllr Ball</td><td>Cllr Leech</td></tr><tr><td>Cllr Bolton</td><td>Cllr Moody</td></tr><tr><td>Cllr Bridgewater</td><td>Cllr Moyse</td></tr><tr><td>Cllr Cheadle</td><td>Cllr Ratcliffe</td></tr><tr><td>Cllr Coulson</td><td>Cllr Renders</td></tr><tr><td>Cllr Crozier</td><td>Cllr Ridgers</td></tr><tr><td>Cllr Davies</td><td>Cllr Samuel</td></tr><tr><td>Cllr Daniel</td><td>Cllr Sellis</td></tr><tr><td>Cllr Edmonds</td><td>Cllr Southcott</td></tr><tr><td>Cllr Ewings</td><td>Cllr Spettigue</td></tr><tr><td>Cllr Heyworth</td><td>Cllr Vachon</td></tr><tr><td>Cllr Jory</td><td>Cllr Wood</td></tr><tr><td>Cllr Kemp</td><td>Cllr Yelland</td></tr><tr><td>Cllr Kimber</td><td>Cllr Blackman</td></tr></table>	Cllr Ball	Cllr Leech	Cllr Bolton	Cllr Moody	Cllr Bridgewater	Cllr Moyse	Cllr Cheadle	Cllr Ratcliffe	Cllr Coulson	Cllr Renders	Cllr Crozier	Cllr Ridgers	Cllr Davies	Cllr Samuel	Cllr Daniel	Cllr Sellis	Cllr Edmonds	Cllr Southcott	Cllr Ewings	Cllr Spettigue	Cllr Heyworth	Cllr Vachon	Cllr Jory	Cllr Wood	Cllr Kemp	Cllr Yelland	Cllr Kimber	Cllr Blackman
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Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.																												
Committee administrator:	Democratic.Services@swdevon.gov.uk																												

1. Apologies for Absence

2. Declarations of Interest

In accordance with the Code of Conduct, Members are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests and Non-Registerable Interests including the nature and extent of such interests they may have in any items to be considered at this meeting;

3. Confirmation of Minutes

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To approve and adopt as a correct record the Minutes of the Meeting of Council held on 30 November 2021

4. To receive communications from the Mayor or person presiding

5. Business brought forward by or with the consent of the Mayor

6. To respond to any questions submitted by the public and to receive deputations or petitions under Council Procedure Rule 21

7. To consider (if any) questions submitted under Council Procedure Rule 21

8. To consider motions of which notice has been duly submitted by Members in accordance with Council Procedure Rule 15:

Proposed by Cllr Ratcliffe:

Background:

"House prices in our Borough are the least affordable in Devon, with the average house costing more than 12 times the average salary.

There is an almost complete absence of long term rented accommodation and an ever increasing pressure on housing stock that is available due to relocation trends from urban areas into more rural locations.

West Devon Borough Council continues to deliver what is

required through the Joint Local Plan, by exceeding its housing delivery targets, but this alone will not tackle the problem or deliver the types of houses local people need, where they need them at a price they can afford.

I bring before the Council a motion to elevate the Council's response to this crisis, to go further and do more: collectively, strategically and financially.

In proposing this motion, to declare a 'housing crisis' I am asking for the commitment of all members of this Council to step up to meet this challenge. This issue should be foremost in member's minds when engaging with our communities, debating, challenging, setting strategy and exercising your democratic decision making powers.

Motion:

That West Devon Borough Council should recognise current difficulties in the housing market and the effect on the affordability of good quality housing within the Borough and:

- 1. Demonstrate our commitment to the wellbeing of homeless people in the Borough by providing quality temporary accommodation (such as is proposed at Springhill Tavistock) and reduce the need for less appropriate forms of temporary accommodation.*
- 2. Act where the Council has a land holding and take an interventionist approach to the housing market over the longer- term, where there is demonstrable housing need, leading to improved long term housing outcomes.*
- 3. Recognise the market failures locally around accommodation options for vulnerable people (exempt accommodation), work in close partnership with Devon County Council to provide alternatives – putting people before profit. At the same time lobby national government to make legislative changes to remove the incentives for unscrupulous providers and to protect the needs of this vulnerable group.*
- 4. Recognise the need for extra care accommodation in the Borough (such as proposed at Plymouth Rd) and ensure such schemes are supported to come forward.*
- 5. Actively contribute to 'Team Devon's' housing task force and housing commission to build the case for affordable housing as a key priority in any pan-Devon*

devolution ask.

6. *Lobby government through our MPs and the LGA to review the regulation of holiday accommodation, to ensure all holiday accommodation is suitably regulated and made subject to local planning policies and taxes. We should also appeal for an extension to the 90-day short term let legislation to be extended outside London and lobby DLUC for a separate planning class for short term lets and a proper licensing system to cater for them.*
7. *As the Council moves towards a review of the JLP, aspire to the highest affordable housing threshold that is sustainable and underpin it in policy.*
8. *Create a long term strategic partnership with a high quality Registered Provider to see the delivery of affordable-led housing at scale and over the long term in the Borough.*
9. *Continue to work closely with our main Registered Providers to ensure best occupancy of stock, not just by providing financial incentives for downsizing, but, where a step into home ownership may be possible, supporting tenants to make that move through a deposit grant scheme.*
10. *Use any Section 106 affordable housing contributions as soon as possible to help fund developments anywhere in the Borough where the terms of the Section 106 Agreement permit this.*
11. *As agreed at the last Hub Committee meeting, campaign for changes to the Broad Market Area to better reflect the costs of rents in West Devon.*
12. *Actively seek opportunities to invest in Council owned social housing with high sustainability specification (including modular housing) to support those on low incomes who are unable to afford 'affordable' rented housing.*
13. *Aligned with our Climate Change Emergency, continue to fund (and bid for further national funding) improvements to existing private sector houses within the Borough, recognising that housing is responsible for 40% of national CO2 emissions."*

9. **To receive the Minutes of the following Committees, to note the delegated decisions and to consider the adoption of those recommendations which require approval:**

- (i) **Overview & Scrutiny Committee**
Meeting held on 16 November 2021

Recommendation to agree:

O&S 29 Overview and Scrutiny Annual Report 2020/21

That the Council be **RECOMMENDED** to adopt the Overview and Scrutiny Annual Report for 2020/21.

Meeting held on 18 January 2022

Recommendation to agree:

O&S 38 Third Sector Partners – Tamar Valley AONB

That the Council be **RECOMMENDED** to lobby and make representations calling for the ability for the Council to insist that, where practicable and appropriate, all future developments in West Devon must be landscaped with indigenous plants. West Devon has declared both a climate change and biodiversity emergency and such an ability would fit in with West Devon's ambition to increase safeguarding biodiversity.

- (ii) **Audit Committee**
Meeting held on 7 December 2021

- (iii) **Hub Committee**
Meeting held on 7 December 2021

HC 49/21 Planning Service Improvement Plan - Phase 3

2. Council be **RECOMMENDED** to delegate authority to the Head of Paid Service, in consultation with the lead Hub Committee Member for Adapting Our Built Environment and the Director of Strategic Finance, to recruit additional staffing where there is a clear and demonstrable increase in planning applications and/or demand on the service, provided that the increase in staffing can be adequately covered by the additional income generated.

HC 50/21 Month 7 Revenue Budget Monitoring Report 2021/22

2. Council be **RECOMMENDED** to apply up to £80,000

from the Salary Savings Earmarked Reserve in 2021/22 to support additional salary costs in 2021/22 (as set out in section 3.3 of the published agenda report).

HC 52/21 Draft Revenue and Capital Budget Proposals 2022/23 to 2024/25

7. Council be **RECOMMENDED** to continue to be part of the Devon Business Rates Pool for 2022/23, subject to there being no announcements within the Finance Settlement (expected to be announced in mid-December), which in the opinion of the Section 151 Officer (in consultation with the Leader of the Council and the Hub Committee Member for Finance), would change this recommendation.

Meeting held on 1 February 2022

Recommendations to agree:

HC 60/21 Revenue and Capital Budget Proposals for 2022/23 (*NB to be considered as a standalone agenda item at Item 10 (below).*)

HC 63/21 Fusion Lifestyle – Leisure Contract Support Update (*NB to be considered as a standalone agenda item at Item 11 (below).*)

HC 66/21 Local Government Act 1972 Section 109 – Kelly Parish Meeting

That Council be **RECOMMENDED** that the Head of Legal Services and Monitoring Officer be given Delegated Authority to make an order under section 109 of the Local Government Act 1972 granting Kelly Parish Meeting, the power to consent under section 61F of the Town and Country Planning Act 1990 to the whole of its parish being included in the Milton Abbot, Chillaton and Kelly Neighbourhood Plan.

- (iv) **Development Management & Licensing Committee**
Meeting held on 14 December 2021

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11. Fusion Lifestyle -Leisure Contract Support Update	89 - 164
12. COVID 19 Additional Relief Fund (CARF) Scheme	165 - 170
13. Draft Calendar of Meetings 2022/23	171 - 176
14. Member Appointments - and waiver of Six-Month Councillor Attendance Rule	- To follow

Dated this 7th of February 2022

Andy Bates
Chief Executive