



West Devon
Borough
Council

West Devon Council

Title:	Summons																														
Date:	Tuesday, 24th May, 2022																														
Time:	11.00 am																														
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 style="width: 100%; border: none;"> <tr> <td>Cllr Ball</td> <td>Cllr Leech</td> </tr> <tr> <td>Cllr Blackman</td> <td>Cllr Moody</td> </tr> <tr> <td>Cllr Bolton</td> <td>Cllr Moyse</td> </tr> <tr> <td>Cllr Bridgewater</td> <td>Cllr Ratcliffe</td> </tr> <tr> <td>Cllr Cheadle</td> <td>Cllr Renders</td> </tr> <tr> <td>Cllr Coulson</td> <td>Cllr Ridgers</td> </tr> <tr> <td>Cllr Crozier</td> <td>Cllr Samuel</td> </tr> <tr> <td>Cllr Davies</td> <td>Cllr Sellis</td> </tr> <tr> <td>Cllr Daniel</td> <td>Cllr Southcott</td> </tr> <tr> <td>Cllr Edmonds</td> <td>Cllr Spettigue</td> </tr> <tr> <td>Cllr Ewings</td> <td>Cllr Turnbull</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></td> </tr> </table>	Cllr Ball	Cllr Leech	Cllr Blackman	Cllr Moody	Cllr Bolton	Cllr Moyse	Cllr Bridgewater	Cllr Ratcliffe	Cllr Cheadle	Cllr Renders	Cllr Coulson	Cllr Ridgers	Cllr Crozier	Cllr Samuel	Cllr Davies	Cllr Sellis	Cllr Daniel	Cllr Southcott	Cllr Edmonds	Cllr Spettigue	Cllr Ewings	Cllr Turnbull	Cllr Heyworth	Cllr Vachon	Cllr Jory	Cllr Wood	Cllr Kemp	Cllr Yelland	Cllr Kimber	
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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. To elect The Mayor of the Borough for the ensuing year and to provide an opportunity for the Mayor to say thanks to the Council**
- 2. Vote of thanks to the Retiring Mayor**
- 3. Response by the Retiring Mayor**
- 4. To elect The Deputy Mayor of the Borough for the ensuing year and to provide an opportunity for the Deputy Mayor to say thanks to the Council**
- 5. Apologies for Absence**
- 6. 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;
- 7. Confirmation of Minutes** **1 - 8**

To approve and adopt as a correct record the Minutes of the Meeting of Council held on 5 April 2022;
- 8. To receive communications from the Mayor or person presiding**
- 9. Business brought forward by or with the consent of the Mayor**
- 10. Annual Review of the Council's Constitution**

To follow;
- 11. The Mayor or the person presiding to answer questions which people in West Devon can ask and to receive deputations or petitions under Council Procedure Rule 21**
- 12. To consider (any) questions submitted under Council Procedure Rule 21**

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

(a) Council Tax Setting Panel - 22 February 2022	9 - 12
(b) Development Management & Licensing Committee - 1 March 2022 and 19 April 2022	13 - 24
(c) Overview & Scrutiny Committee - 22 March 2022	25 - 28
(d) Hub Committee - 12 April 2022	29 - 34

Recommendations to agree:

HC 86/21: Climate Change & Biodiversity Action – Council Net-Zero Update

That Council be **RECOMMENDED** to delegate authority to the Section 151 Officer, in consultation with the Leader of the Council and the lead Hub Member for Finance to:

2. approve and agree the lending terms to Fusion Leisure for a loan of up to £300,000 to facilitate solar panel installation across both WDBC Leisure Centres over the remaining term of the leisure contract, in accordance with treasury management advice; and
3. update the Council's Capital Strategy, Investment Strategy and Treasury Management Strategy for 2022/23 for a £300,000 loan provision to Fusion Leisure for the solar installation, in accordance with treasury management advice.

14. To appoint a Leader of the Council for the ensuing year

15. To appoint a Deputy Leader of the Council for the ensuing year

16. To report on the composition of political groups

To follow;

17. To approve the Committee Structure for the coming year

To follow;

18. To receive the appointments from the Political Groups of the Members they have selected to serve on the Committees

To appoint (if any) the requisite number of Members from the Members of the Council who, at the date of this meeting, are not members of a Political Group - to follow;

19. To appoint the Chairman and Vice-Chairman to the Committees of the Council for the ensuing year

To follow;

20. To appoint representatives to the list of Outside Bodies for the ensuing year

To follow;

21. To appoint representatives to the list of Governance Boards / Panels for the ensuing year

To follow;

22. To consider (any) Motions of which notice has been duly submitted by Members in accordance with Council Procedure Rule 15:

Agenda Item 7

At the Meeting of the **WEST DEVON BOROUGH COUNCIL** held in the **COUNCIL CHAMBER, KILWORTHY PARK, TAVISTOCK** on **TUESDAY** the **5th** day of **APRIL 2022** at **4.00pm** pursuant to Notice given and Summons duly served.

Present Cllr C Mott – The Mayor (In the Chair)

Cllr K Ball	Cllr A Blackman
Cllr A Bridgewater	Cllr R Cheadle
Cllr P Crozier	Cllr M Davies
Cllr L Daniel	Cllr C Edmonds
Cllr M Ewings	Cllr N Heyworth
Cllr N Jory	Cllr C Kemp
Cllr P Kimber	Cllr T Leech
Cllr B Ratcliffe	Cllr M Renders
Cllr L Samuel	Cllr D Sellis
Cllr T Southcott	Cllr J Spettigue
Cllr D Turnbull	Cllr P Vachon
Cllr J Yelland	

Senior Leadership Team
Monitoring Officer
Democratic Services Manager
Internal Audit Manager
Head of Housing
Deputy Section 151 Officer

CM 63/21 WELCOME

On behalf of the Council, the Mayor welcomed Cllr Turnbull to his first meeting of the Council since his recent election to the office of West Devon Borough Council.

CM 64/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Bolton, Coulson, Moody, Moyle, Pearce, Ridgers and Wood

CM 65/21 CONFIRMATION OF MINUTES

It was moved by Cllr N Jory, seconded by Cllr R Cheadle and upon the motion being submitted to the Meeting was declared to be **CARRIED** and **“RESOLVED** that the Council agree the Minutes of the 15 February 2022 meeting as a true record.”

CM 66/21 DECLARATIONS OF INTEREST

The Mayor invited Members to declare any interests in the items of business to be considered during the course of the meeting, but there were none made.

CM 67/21 BUSINESS BROUGHT FORWARD BY THE MAYOR

(a) Mayor's Engagements

The Mayor made specific reference to:

- the success of her Civic Dinner that had been held on 17 March 2022;
- an upcoming 'Call My Bluff' style event to which all Members were invited to attend; and
- the results of the Mayoral Awards. The Mayor paid tribute to the quality of the applications that had been received this year and advised that the main award winners were:
 - o Long Service Award – Elizabeth Cole;
 - o The Over 18s Category – Donna Lewis; and
 - o The Green Award – Rodney Woods.

CM 68/21 MINUTES OF COMMITTEES

a. Overview & Scrutiny Committee – 15 February 2022

It was moved by Cllr M Ewings, seconded by Cllr P Kimber and upon being submitted to the Meeting was declared to be **CARRIED** and **“RESOLVED** that the Minutes of the 15 February 2022 meeting be received and noted

b. Hub Committee – 8 March 2022

It was moved by Cllr N Jory, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **“RESOLVED** that the Minutes of the 8 March 2022 meeting be received and noted, with the exception of Recommendations HC 73 and HC 74.”

In respect of the Recommendation:

HC 73: Planning Improvement Plan Update: Local Validation List and Planning Charter

It was moved by Cllr N Jory, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **“RESOLVED** that the Council approves the local Validation List as set out in Appendix 1 of the report presented to the Hub Committee meeting.”

HC 74/21: Regeneration and Investment Strategy

It was noted that Recommendation HC 74/21 was to be considered as a standalone agenda item later in the Meeting (Minute CM 72/21 below refers).

CM 69/21 GRANT TO THE UKRAINE HUMANITARIAN APPEAL

Consideration was given to a report that sought approval for making a grant to the Disasters Emergency Committee's Ukraine Humanitarian Appeal.

In discussion, reference was made to:-

- (a) the generosity of the local communities of West Devon. A number of Members wished to put on record their thanks to the generosity of the residents of West Devon Borough and the amount of money that was being raised to support the Appeal and the number of local families who were willing to accommodate refugees was felt to be remarkable;
- (b) the work of Council officers. In light of the reactive nature of the crisis, thanks were extended to the work of Council officers who were working tirelessly to support the appeal effort;
- (c) support for the grant. Members welcomed the proposal to allocate a £10,000 grant to the Ukraine Humanitarian Appeal and felt that it would help to make a difference in the appeal effort.

It was then proposed by Cllr N Jory, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **"RESOLVED** that:

- 1) a grant of £10,000 be made to the Ukraine Humanitarian Appeal launched by the Disasters Emergency Committee (DEC); and
- 2) the grant be funded from a £10,000 contribution from un-ringfenced revenue reserves".

CM 70/21 WEST DEVON TRANSPORT HUB - LEVELLING UP FUND TRANCHE 2 BID

Consideration was given to a report that set out the Council's intention, working in partnership with Devon County Council, Network Rail and GWR, to submit a revised bid for the West Devon Transport Hub, to the second tranche of the Levelling Up Fund opening in Spring 2022.

In discussion, the following points were raised:

- (a) Such had been the success of the re-opening of the Exeter to Okehampton railway line, that a number of local Ward Members emphasised the need and urgency for the Transport Hub in Okehampton. In highlighting the challenges associated with the access

to and from the existing station, it was felt that any measures that could be implemented to alleviate these must be welcomed;

- (b) In emphasising the importance of the Climate Change and Biodiversity Emergency, the emphasis within the Bid to 'Active Travel' was widely supported.

It was then proposed by Cllr N Jory, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **"RESOLVED** that the submission by the Director of Place and Enterprise of an application to the Levelling Up Fund Tranche 2 for capital funding for West Devon Transport Hub in Okehampton (as outlined in Section 2 of the presented agenda report) be approved."

CM 71/21 RESOURCE AND WASTE MANAGEMENT STRATEGY FOR DEVON AND TORBAY

A report was considered that summarised the consultation response to the draft Resource and Waste Management Strategy for Devon and Torbay (the Strategy) and proposed amendments for inclusion in the final strategy

During discussion, reference was made to:

- (a) the use of electric vehicles. Whilst the technology was not yet available for waste and recycling fleet vehicles to become electric, the Council remained fully committed to both keeping this under close review and ensuring that Members were kept fully briefed;
- (b) the absence of any information in respect of a cost benefit analysis. In response to the concerns of a Member regarding the lack of any financial information within the published agenda report, officers informed that it was not possible at this time to state with any confidence how the Central Government Environment Bill would impact upon the Strategy;
- (c) the availability of a downloadable (printable) version of the Waste and Recycling Collection Calendar. A number of Members lamented the absence of a downloadable version of the Calendar this year and requested that this matter be revisited outside of this Council Meeting;
- (d) the ongoing commitment to reduce, reuse and recycle. Whilst commending the performance of residents in respect of the 'reduce, reuse and recycle' agenda, it was also recognised that there was always scope to make further improvements.

It was then proposed by Cllr L Daniel, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **"RESOLVED** that:

1. the results of the public consultation exercise be noted;

2. the proposed amendment to reduce the waste prevention target to 400kg/head/year by 2030 be approved; and
3. the final Strategy be approved”.

CM 72/21 REGENERATION AND INVESTMENT STRATEGY

Consideration was given to a report that sought approval to update to the Regeneration and Investment Strategy as contained in Appendix A of the presented report and to change the title of the Invest to Earn Committee to the Regeneration and Investment Committee.

When questioned, the lead Member advised that the Committee met on an ad-hoc basis and it was hoped that it would be deemed necessary to convene a meeting soon.

It was then proposed by Cllr C Edmonds, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **”RESOLVED** that the update to the Regeneration and Investment Strategy as presented in Appendix A of the agenda report be approved and that the ‘Invest to Earn’ Committee be renamed to the ‘Regeneration and Investment’ Committee.”

CM 73/21 2022/23 CAPITAL STRATEGY, 2022/23 TREASURY MANAGEMENT STRATEGY AND 2022/23 INVESTMENT STRATEGY

The Council considered a report that recommended approval of the proposed Capital Strategy, Investment Strategy and Treasury Management for 2022/23, together with their associated prudential indicators.

It was proposed by Cllr C Edmonds, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **”RESOLVED** that:

1. the following strategies for 2022-23, as presented with the agenda report be approved:
 - a. the Capital Strategy (as attached at Appendix A of the published agenda report);
 - b. the Treasury Management Strategy (as attached at Appendix B of the published agenda report); and
 - c. the Investment Strategy (as attached at Appendix C of the published agenda report); and
2. delegated authority be given to the Section 151 Officer, in consultation with the Leader of the Council and the Hub Committee lead Member for

Finance, to make any minor amendments to these Strategies if required throughout the 2022/23 Financial Year”.

CM 74/21 2022/23 INTERNAL AUDIT PLAN

Consideration was given to a report that provided Members with the opportunity to review and comment upon the proposed internal audit plan for 2022/23.

In discussion, the following points were raised:-

- (a) Having been informed that the timetable that would underpin the Plan was still being compiled, a request was made for the Section 106 Audit to be undertaken during early 2022/23;
- (b) Members were assured that there was sufficient flexibility within the Plan to both add items and to amend the number of projected days that were required to undertake an Audit.

It was proposed by Cllr C Edmonds, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **”RESOLVED** that the report and the proposed Internal Audit Plan for 2022/23 (as presented at Appendix A of the published agenda report), be approved.”

CM 75/21 SHARED SERVICES METHODOLOGY 2021/22

The Council considered a report that set out the methodology for the apportionment of costs (predominantly staffing costs) between West Devon Borough Council and South Hams District Council.

It was proposed by Cllr C Edmonds, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **”RESOLVED** that the methodology of the shared services apportionment of costs between West Devon Borough Council and South Hams District Council for 2021/22, as attached in Appendix A of the presented report, be noted”.

CM 76/21 PAY POLICY STATEMENT AND PAY AND REWARD STRATEGY

Members were presented with a report that proposed adoption of the Council’s Pay Policy Statement and Pay and Reward Strategy for 2020/21.

In reply to a question, it was confirmed that there had been recent examples of the Relocation Allowance and Golden Hello aspect of the Strategy being used to recruit new members of staff.

It was then moved by Cllr N Jory, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **"RESOLVED** that Council adopts the 2022/23:

1. Pay Policy Statement (as attached at Appendix A of the presented agenda report); and
2. Pay and Reward Strategy (as attached at Appendix B of the presented agenda report)."

CM 77/21 POLITICAL COMPOSITION AND MEMBER APPOINTMENTS

Consideration was given to a report that recommended amendments to membership of some formal and informal Bodies of the Council following the By-Election held in the Tavistock North Ward on 17 February 2022 and the consequent impact upon political balance.

It was then moved by Cllr N Jory, seconded by Cllr R Cheadle and upon being submitted to the Meeting was declared to be **CARRIED** and **"RESOLVED** that with immediate effect and for the remainder of the 2021/22 Municipal Year:

1. the revised political composition of the Council be noted as follows:
 - Conservative Group: 17 Members;
 - West Devon Alliance Group: 12 Members;
 - Non-aligned Independents: 2 Members.
2. Cllr D Turnbull be appointed to serve on:
 - the Overview and Scrutiny Committee; and
 - the Communications & Media and People & Community Hub Advisory Groups; and
3. Cllr N Jory be appointed to serve on the Standards Committee".

(The Meeting terminated at 5.15 pm)

Mayor

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MINUTES OF THE MEETING OF THE COUNCIL TAX SETTING PANEL HELD IN THE COUNCIL CHAMBER ON TUESDAY, 22 FEBRUARY 2022

MEMBERS

* Cllr C Mott - Chairman

* Cllr R Cheadle

* Cllr N Jory

* Cllr C Edmonds

Officers in attendance:

Section 151 Officer; and Democratic Services Senior Case Manager

CTSP.1/21 **MINUTES**

The minutes of the meeting of the Council Tax Setting Panel held on 23 February 2021 were confirmed as a correct record and signed by the Chairman.

CTSP.2/21 **DECLARATIONS OF INTEREST**

Members were invited to declare any interests in the items of business to be considered during the course of the meeting but none was made.

CTPS.3/21 **COUNCIL TAX 2022/23**

Consideration was given to a report that calculated and set out the Council Tax for 2022/23, having taken into account the precepts as notified from Devon County Council, Devon and Cornwall Police and Crime Commissioner, Devon and Somerset Fire and Rescue Authority, and the Town and Parish Councils.

It was then:

RESOLVED

1. That it be noted that, in December 2021, the Senior Leadership Team, under delegated authority from full Council, approved the Council Tax Base for the year 2022/23:
 - (a) for the whole Council area as 20,687.75 in accordance with regulation 3 of the Local Authorities (Calculation of Council Tax Base)(England) Regulations 2012; and
 - (b) for dwellings in those parts of its area to which a Parish Precept relates in accordance with regulation 6 of the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012 (as set out in Appendix A of the published agenda report);

2. That the Council Tax requirement for West Devon Borough Council's own purposes for 2022/23 (excluding Parish precepts) is calculated at £5,102,220 (as outlined at Appendix B of the presented agenda report);
3. That the following amounts are calculated by the Council for the year 2022/23 in accordance with Sections 31 to 36 of the Local Government Finance Act 1992 and the Localism Act 2011 (as outlined at Appendix B of the presented agenda report):
 - (a) £25,870,765 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A (2) of the Act taking into account all precepts issued to it by Parish/Town Councils (Gross expenditure including parish precepts);
 - (b) £18,923,165 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A (3) of the Act (Total income including Business Rates and Council Tax Collection Fund surplus);
 - (c) £6,947,600 being the amount by which the aggregate at resolution 3(a) above exceeds the aggregate at 3(b) above, calculated by the Council in accordance with Section 31A (4) of the Act as its Council Tax requirement for the year (Item R in the formula in Section 31B of the Act (Council Tax requirement including parish precepts);
 - (d) £335.83 being the amount at resolution 3(c) above (Item R), all divided by the Council Tax base (1(a) above) in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (Average Band D Council Tax for West Devon Borough Council and parishes);
 - (e) £1,845,380 being the aggregate amount of all special items (Parish Precepts) referred to in Section 34(1) of the Act (as per the attached Appendix C – Parish Precepts of the published agenda report);
 - (f) £246.83 being the amount at resolution 3(d) above less the result given by dividing the amount at resolution 3(e) by the Council Tax base (resolution 1(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates (Band D Council Tax for West Devon Borough Council only);

4. That it be noted the County Council, the Police and Crime Commissioner and the Fire Authority have issued precepts to the Council in accordance with Section 40 of the Local Government Finance Act 1992 for each of the categories of dwellings as shown below:

Precepting authority	Valuation Bands							
	A £	B £	C £	D £	E £	F £	G £	H £
Devon County Council's tax requirements	1,037.64	1,210.58	1,383.52	1,556.46	1,902.34	2,248.22	2,594.10	3,112.92
Police & Crime Commissioner's tax requirements	164.37	191.77	219.16	246.56	301.35	356.14	410.93	493.12
Devon & Somerset Fire & Rescue Authority's tax requirements	61.19	71.39	81.59	91.79	112.19	132.59	152.98	183.58

5. That the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the amounts of Council Tax for the year 2022/23 for each of the categories of dwellings shown at Appendix D (total of all valuation band council taxes for West Devon Borough Council including parishes, county, police and crime commissioner and fire authority);
6. That the Council concluded that the basic amount of Council Tax for West Devon Borough Council for 2022/23 is not excessive in accordance with principles approved under Section 52ZB Local Government Finance Act 1992 (see calculation at Appendix B of the presented agenda report).

(Meeting commenced at 11.30am and concluded at 11.47am).

Chairman

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Minutes of a meeting of the **WEST DEVON DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held on **TUESDAY** the 1st day of **March 2022** at **10.00am** in the **COUNCIL CHAMBER, KILWORTHY PARK**

Present: Cllr J Yelland – Chairman
Cllr T Pearce – Vice Chairman

Cllr R Cheadle	Cllr T Leech
Cllr N Heyworth	Cllr C Mott
Cllr D Moyse	Cllr B Ratcliffe
Cllr T Southcott	Cllr P Vachon

Head of Development Management (PW)
Planning Case Officers (CMB and JH)
Monitoring Officer (DF)
Democratic Services Officer (KH)

***DM&L.31 APOLOGIES FOR ABSENCE**

There were apologies for absence from Cllr M Renders for whom Cllr R Cheadle was substituting and Cllr C Mott for whom Cllr N Heyworth was substituting.

***DM&L.32 DECLARATION OF INTEREST**

Cllr Cheadle declared an interest in application 2530/21/FUL by virtue of being the Chairman of Buckland Monachorum Parish Council Planning Committee and therefore there was a real possibility that he might be seen to be biased or to have pre-determined the application. He remained in the room for this application but did not take part in the debate or vote. He was a registered speaker in his capacity as Ward Member.

***DM&L.33 URGENT BUSINESS**

There was no urgent business brought forward to this meeting.

***DM&L.34 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 12th December 2021 were confirmed as a correct record.

***DM&L.35 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee proceeded to consider the report that had been prepared by the relevant Development Management Specialists on each of the following Applications and considered also the comments of the Town and Parish Councils together with other representations received, which were listed within the presented agenda report and summarised below:

(a) Application No: 0811/21/FUL Ward: Buckland Monachorum
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Site Address: Axtown Lodge, Green Lane, Yelverton

Development: Proposed single-story dwelling with associated landscaping, including provision of Devon bank and tree planting.

RECOMMENDATION: Refusal

Reasons for refusal:

1. The proposed development is located in the countryside, outside of any defined settlement, without sufficient essential justification or access to basic services and facilities, contrary to Policies SPT1, SPT2, TTV1 and TTV26 of the Plymouth and South West Devon Joint Local Plan and paragraphs 7, 8, 79 and 80 of the NPPF 2021.
2. The proposed dwelling would lead to a change in character to the site, harmful to the rural landscape within which it sits, contrary to policy DEV23 of the Plymouth and South West Devon Joint Local Plan and para's 174 of the NPPF 2021
3. The proposal for a 3 / 4 bedroom dwelling fails to meet the local housing needs and that of the District for smaller dwellings and for those with specific needs as outlined in Policy DEV8 of the Plymouth and South West Devon Joint Local Plan and para. 78 of the NPPF 2021.
4. The proposal does not provide sufficient carbon reduction measures, in line with the energy hierarchy and contrary to policy DEV32 of the Plymouth and South West Devon Joint Local Plan, and para. 154 (b) of the NPPF 2021.
5. The proposal to introduce a new dwelling in this location which lies within the Zone of Influence of the Tamar Estuaries SAC, with no mitigation proposed, creates the potential for harm to the integrity of the European site contrary to policy DEV26 of the Plymouth and South West Devon Joint Local Plan and para. 174 of the NPPF 2021.

Speakers who addressed the Committee on the application were:

Objector: Mr Andrew Pett

Supporter: Mr Mark Evans

West Devon Borough Council Ward Member: Cllr R Cheadle

Mr Pett spoke against the application. In doing so, he referred to previous planning inspectors' decisions on this site and an adjoining site. He referred to their conclusions highlighting the unacceptable impact on landscape and AONB despite the appeal developments including extensive landscaping proposals.

Mr Mark Evans, agent for the applicant, spoke in support of the application citing the Council's recently declared housing emergency. He said that the proposal had followed the pre-application advice. Landscaping scheme had been agreed with officers as preserving and enhancing the AONB. He drew the Committee's attention to the Council's Supplementary Planning Document and in particular that a three-bed dwelling with a study was considered to be a three-bed

dwelling for the purpose of Policy Dev8.

Cllr Cheadle spoke as Ward Member and as Chairman of the Buckland Monachorum Parish Council Planning Committee.

The Head of Development Management agreed with Mr Evans on the view that the proposal was for a three-bed dwelling and proposed that reason 3 was withdrawn as it would not be sustainable at appeal in view of the guidance in the Supplementary Planning Document.

During the following debate a member spoke about his concerns of how the proposed development was down a green lane and extending the urbanisation of a country lane. Another member commended the design of the dwelling but nevertheless could not see how it preserved or enhanced the AONB.

After discussion and debate it was proposed and seconded and

Resolved that: the application be refused for the reasons set out in the report with the removal of condition number 3.

(b) Application No:2530/21 /FUL Ward: Bere Ferrers

Site Address: Harling Farm, Bere Alston

**Development: READVERTISEMENT (Updated advert reason)
Erection of indoor equestrian arena (revised Location Plan received)**

RECOMMENDATION: Conditional Approval

Conditions: (list not in full)

- Time
- Approved drawings
- Materials
- Landscaping
- House of operation/max no. users
- Archaeology
- Ecology
- Highways
- Drainage
- Sustainable construction
- Public right of way

Pre-commencement Conditions: (lit not in full)

- Ecology – Lighting
- Ecology - LEMP
- Ecology - CEMP

Speakers who addressed the Committee on the Application were:

Supporter: Mrs Nicola Quick
Bere Ferrers Parish Council: Cllr Brian Lamb
West Devon Borough Council Ward Member – Cllr Peter Crozier

In response to Member questions the Planning Officer responded:

- Why the visual impact report wasn't included. The Planning Officer explained that having gone on site and seen how significantly the ground levels would change the building it would not have an impact on the landscape. The new proposed hedgebanks would enhance the area/landscape.
- Impact of solar panel reflection across on the landscape would be mitigated as would be built of non reflective material.

Mrs Nicola Quick, agent for the applicant, spoke in support of the application. She cited the use of the arena for disabled riders as well as enhancing existing local facilities for riders. The arena would be cut into the ground and soil excavated would be retained onsite for use in new hedges.

Cllr Brian Lamb, spoke as a Bere Ferrers Parish Councillor stating that the Parish Council were unanimous in their support of the application. He cited Bere Ferrers as being an isolated peninsula with few recreational facilities and stated there were over 300 horses kept in the parish.

Cllr Peter Crozier spoke as Ward Member for Bere Ferrers.

In response to a Members request to impose a condition should the application be approved, to remove the building if it was not being used for the purpose proposed in the report, the Monitoring Officer advised that such a condition would not meet the tests for a valid planning condition and therefore the Committee should not impose such a condition.

During the following debate a member commended the application stating it would be safer for riders to use the facilities that riding the narrow lanes in the vicinity. Another member voiced concerns over the way the integrity of the AONB was being eroded. The provision of a disabled riding facility and the opportunity to allow a farm to diversify was given as a reason another Member supported the application.

After discussion and debate it was proposed, seconded and

RESOLVED that: the Application be approved subject to the conditions set out in the Report.

***DM&L.36 PLANNING APPEALS UPDATE**

The Head of Development Management updated the Members on the recently determined planning appeals. In so doing, he made particular reference to: 3960/20/TPO which was dismissed at appeal.

***DM&L.37 UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

The Head of Planning took Members through the undetermined Major applications. The Monitoring Officer said he would give an update on the S106 on Plymouth Road application once he has heard from the Solicitors acting on behalf on the Council.

(The Meeting terminated at 11.40am)

Chairman

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Minutes of a meeting of the **WEST DEVON DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held on **TUESDAY** the **19th** day of **April 2022** at **10.00am** in the **COUNCIL CHAMBER, KILWORTHY PARK**

Present: Cllr J Yelland – Chairman
Cllr T Pearce –Vice Chairman

Cllr R Cheadle	
Cllr N Heyworth	Cllr C Mott
Cllr D Moyse	Cllr B Ratcliffe
Cllr T Southcott	Cllr P Vachon

Senior Specialist, Development Management (AHS)
Planning Case Officer (DJ)
Monitoring Officer (DF)
Devon County Highways Officer (PT)
Democratic Services Officer (KH)

***DM&L.38 APOLOGIES FOR ABSENCE**

There were apologies for absence from Cllr T Leech for whom Cllr R Cheadle was substituting. Apologies were also received from Cllr M Renders.

***DM&L.39 DECLARATION OF INTEREST**

Cllr Yelland declared an interest in application 1861/21/CAC as she was a Ward Member and also an Okehampton Town Councillor. In the interest of transparency, she declared that some Members of the Committee had received an email from the applicant and that this had been forwarded to the Planning Officer. Cllr Yelland remained in the meeting and took part in the debate and vote on this application.

Cllr Vachon declared that he knew two of the trustees of the Committee for application 1861/21/CAC and that they were supporters of a club for which he was the president, so he stated that he would not debate or vote on that application. He left the meeting when the application was discussed, debated and the vote took place.

Cllr Mott also declared an interest in application 1861/21/CAC as she was related to a trustee and she would therefore not take part in the debate or the vote on that application. She left the meeting when the application was discussed, debated and the vote took place.

Cllr Ratcliffe declared an interest in application 2927/21/FUL as he was the acting Chairman of the Exbourne Neighbourhood Plan Committee. The agent for this application was the Chairman of Exbourne Parish Council and Cllr Ratcliffe attended Parish Council meetings. He confirmed that he had not formed an opinion regarding this application and proceeded to remain in the meeting and take part in the debate and vote on the application.

***DM&L.40 URGENT BUSINESS**

There was no urgent business brought forward to this meeting.

***DM&L.41 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 1st March 2022 were confirmed as a correct record.

***DM&L.42 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee proceeded to consider the report that had been prepared by the relevant Development Management Specialists on each of the following Applications and considered also the comments of the Town and Parish Councils together with other representations received, which were listed within the presented agenda report and summarised below:

(a) Application No: 1887/21/FUL Ward: Okehampton North

Site Address: "Land at Parcel 4B", East of Crediton Road, Okehampton

Development: New vehicular access from Crediton Road and associated footway.

RECOMMENDATION: Conditional Consent

Conditions:

1. Standard Time limit
2. Not to commence until such time as the RM for parcel 4b has been approved
3. Adherence to plans
4. Tree protection plan adherence
5. Drainage condition
6. Highways splay construction
7. Bird nesting season hedgerow removal timing
8. NE License
9. Adherence to the ecological mitigation report
10. Biodiversity enhancement to be achieved within the wider 4b parcel Reserved Matters proposal
11. Landscaping scheme

Speakers who addressed the Committee on the application were:

Supporter: Mr Daniel Allwood

West Devon Borough Council Ward Member: Cllr Tony Leech

Mr Allwood explained that a significant amount of time had been spent on developing proposals to minimise the impact of the development.

The proposal of the reduced speed limit would result in a safer environment and a reduction in the quantum of hedgerow loss from the northern access point in parcel 4b. A proposed single access point would result in significant engineering retaining structures which would be visually prominent particularly from the south.

Cllr Leech, as the Ward Member, had submitted a written representation, Cllr Leech voiced concerns around potential flooding on a site with a steep hill and said that attenuation of the water would need to be well designed.

During debate, the Planning Officer explained in response to Members' questions that the reduction in engineering works that would be required if the proposed secondary access was approved meant that there would be more usable space so the options for amenity and urban design would be improved. Also, while the reserved matters application for the layout was yet to be received, it was unlikely that approval of the secondary access would be integrated across the site and the SDP also limited the amount of affordable housing that could be clustered together.

Members referred to the site having been allocated in the Joint Local Plan and felt that the secondary access proposed would bring forward a better and more acceptable development. Accordingly, after discussion and debate it was proposed and seconded and

Resolved that: The Committee unanimously voted in favour of the Conditional Consent.

(b) Application No:2927/21/FUL Ward: Exbourne

Site Address: Land Adjacent to Hayfield Road, Road from Townsend Farm to Waterhouse Farm Lane, Exbourne

Development: Change of use of land and conversion of buildings to provide holiday accommodation.

RECOMMENDATION: Refusal

The site was poorly related to nearby settlements and was not served by a satisfactory and safe pedestrian connection that would discourage use of private vehicles. As such the location of the proposed holiday accommodation would rely heavily on car use and represented an unjustified and unsustainable intrusion into this Countryside location which would set an undesirable precedent. The proposed use, catering for equine holidays, was also likely give rise to further pressure for development on the site. As such the proposal failed to meet policy objectives and policies SPT1, SPT2, TTV1, TTV25, TTV26 and DEV15.

Speakers who addressed the Committee on the Application were:

Supporter: Mr Stephen Blakeman
West Devon Borough Council Ward Member: Cllr Barry Ratcliffe

Mr Blakeman stated that the application was submitted in August 2021 and two Planning Officers had previously been given responsibility. Both had been in support of the application but a change of view was given as it was 300 metres from the village and this distance was deemed to be unsustainable in a rural location.

Cllr Ratcliffe confirmed that he had called this application to Committee due to the varying interpretation of the Joint Local Plan. He stated that he found the statements of both the agent and the Officer informative and looked forward to the debate and hearing Members thoughts on the application.

During debate, a Member voiced concerns over the current wooden stable, with the requirements from building regulations it would become a significantly different structure.

It was also raised by Officers that a condition attached to the planning permission for the existing field shelter, granted in 2002 (Ref:3345/2002/OKE) states that 'permission shall enure for the benefits of the applicant only and shall not enure for the benefit of the land' Questions were raised over whether the existing building was unauthorised as the land appears to have changed ownership.

After discussion and debate it was proposed and seconded and

Resolved that: The application was refused for the reasons set out in the Officer report.

(c) Application No. 1861/21/CAC WARD: Okehampton South

Site Address: The Old Mill, Mill Road, Okehampton

**Development: READVERTISEMENT (Revised plans received)
Conservation area consent for demolition of redundant stone
warehouse buildings**

Recommendation: Conditional Approval

Conditions:

1. Time limit for implementation
2. Approved drawings and documents including CEMP
3. Works to accord with WSI for building recording and archaeological watching brief
4. Works to accord with Ecological Impact Assessment
5. No works to commence until bat licence provided
6. No works to commence until compensatory bat roost provided
7. No works to commence until leat safeguarding details agreed
8. Recycling/salvage strategy

9. No lighting unless agreed
10. Unexpected contamination

Additional Informatives:

1. LBC required for any works to listed Chimney
2. A Flood Risk Activities permit from the EA is required.
3. Works within the highway require separate consent

Having called the application to Committee, West Devon Borough Council Ward Member Cllr Yelland clarified that she did not have anything to add to the reasons given for her decision to refer the application to Committee and would reserve her right to speak in debate.

The Senior Specialist, Development Management confirmed that no dangerous building notice had been served on this site. As a rule, such a notice was only served when absolutely required. Devon Building Control officers representatives had identified that they were dangerous structures and that remedial work needed to be carried out by either demolition or shoring up. As there was an application before the Committee to potentially rectify the issue, to serve a notice. The bat licence had been served by Natural England since the report was written, therefore condition 5 would need to be altered to say work would need to be carried out in accordance with the licence.

The Council's Conservation Officer was asked to comment on the objection from Historic England. In doing so, he explained that the building was regarded as a non-designated heritage asset, but that it had been recognised that demolition would be inevitable at some point. He referred to paragraph 204 of the National Planning Policy Framework which encourages local planning authorities not to allow demolition without securing an adequate replacement. This was echoed in the Council's own Supplementary Planning Document. The crux of the objection was therefore the absence of a replacement scheme. He shared Historic England's concern. The objection was not one of principle, but the absence of plans for what is to replace it and a timeframe for delivery.

In response to Member questions the Senior Specialist, Development Management responded that:

There were no formal applications or pre-applications in for a replacement building.

There was no landscaping condition but Members could add a condition requiring a landscaping strategy to be submitted and approved to avoid the site being left vacant and untidy.

In regard to a question over soil contamination she confirmed that the Environmental Health service were consulted on the application and explained how if any contamination were to be found how this might relate to any landscaping strategy.

In regard to the lack of a replacement building, she drew Members attention to the concerns raised by Natural England.

During debate, Members voiced concerns about the absence of any application to show what was to replace the building and gave great weight to the objection from Historic England and to the guidance in the National Planning Policy Framework.

A proposal to to approve the application in accordance with the recommendation in the Officer's report on being seconded and put to the meeting was declared LOST. It was then proposed, seconded and

RESOLVED that: the application be refused for the reason that it is considered in the absence of suitable replacement proposals, that the development would cause significant harm to the character and appearance of the Conservation Area and to the setting of Listed Buildings. As such the development is contrary to Policy DEV 21 of the Joint Local Plan, the Supplementary Planning Document of the Joint Local Plan and paragraphs 196 and 199-207 of the NPPF.

***DM&L.43 PLANNING APPEALS UPDATE**

The Senior Specialist, Development Management updated the Members on the recently determined planning appeals.

***DM&L.44 UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

The Senior Specialist, Development Management took Members through the undetermined Major applications. The Monitoring Officer gave an update on the progress on the Plymouth Road application.

(The Meeting terminated at 12.55pm)

Chairman

Agenda Item 13c

At a Meeting of the **OVERVIEW & SCRUTINY COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **22nd** day of **MARCH 2022** at **2:30 pm**.

Present: Cllr M Ewings – Chairman
Cllr P Kimber – Vice-Chairman

Cllr N Heyworth (via Teams) Cllr C Kemp
Cllr D Sellis Cllr T Southcott
Cllr J Spettigue Cllr P Vachon
Cllr L Wood (via Teams)

Deputy Chief Executive
Director of Place (via email)
Democratic Services Specialist
Head of Environmental Health and Licensing
Democratic Services Officers (via Teams)

Also in Attendance: Cllrs P Crozier, C Daniel, N Jory, T Leech, C Mott (via Teams), T Pearce (via Teams), and J Yelland (Via Teams)

***O&S 54 APOLOGIES FOR ABSENCE**

Apologies for absence for this meeting were received from Cllrs A Blackman, J Moody, D Moyse, and L Samuel.

***O&S 55 CONFIRMATION OF MINUTES**

The minutes of the Meeting of the Overview and Scrutiny Committee held on 15 February 2022 were confirmed by the Meeting as a true and correct record, save for the insertion of the following onto bullet point five against item 5 of the agenda (*O&S 48 refers):

It was agreed that it was far too early to come to a decision about how Council meetings were working.

***O&S 56 DECLARATIONS OF INTEREST**

Members and officers were invited to declare any interests in the items of business to be considered during the course of this meeting but there were none made.

***O&S 57 PUBLIC FORUM**

The Chairman confirmed that no formal requests had been received in accordance with the Overview and Scrutiny Procedure Rules.

***O&S 58 THIRD SECTOR PARTNERS – CITIZENS ADVICE**

The Hub Lead Member with responsibility for Leisure, Health, and Wellbeing introduced the Chief Executive of Citizens Advice (CA), Vicki Rowe. Ms Rowe gave an overview of Citizens Advice Annual Report which will be published in April 2022 and outlined that debt, welfare benefits, and housing were the three main issues that they were called upon for help, totalling 60% of their requests. Fuel debt concerns were on the increase. It was highlighted that almost half of CA's 150 volunteers had been lost since the Pandemic and a recruitment campaign was running. Following an informative and interesting presentation, the Committee thanked Ms Rowe and CA for all they do for residents in West Devon. It was agreed that Members would raise the issue of volunteer recruitment at their Town and Parish Council meetings.

***O&S 59 LEISURE CONTRACT – FUSION ANNUAL REPORT 2021**

The Hub Lead Member with responsibility for Leisure introduced Mr Peter King from Fusion who proceeded to give an update to the Committee.

Following questions from Members, Mr King confirmed that there were outstanding maintenance issues on the centres but that these were in hand. It was confirmed that the website would be reviewed imminently but that the app was more user friendly and informative for clients. Some Members felt that a better website would be useful for increasing footfall into the Centres. The café at Meadowlands was going to reopen, and procurement was underway for someone to run the café.

Mr King was invited to come back in six months to update on progress and with the schedule of maintenance.

It was then **RESOLVED** that:

The Overview and Scrutiny Committee **NOTED** the contents of Fusion's Annual Report for 2021 and proposals for 2022. The Committee strongly recommended that the website needed significant improvements.

***O&S 60 COUNCIL DELIVERY AGAINST CORPORATE THEME: ECONOMY**

The Lead Hub Member for Thriving Economy introduced the report that provided the Committee with an update on current projects, each project being reviewed in turn.

TE1.1: It was highlighted that the marketing plan was constantly measured against performance and the project would require a holistic aim. It was

confirmed that the team were working closely with business improvement with the aim of getting all commercial units occupied.

TE1.2: Progress on this project was noted as good, with thanks given to the officer.

TE1.3: Following discussion as to the recommendation to merge this project with TE1.1 for the next fiscal year, it was agreed that the decision to merge or not should remain with the officer and Hub Lead for Economy.

TE1.4: It was advised that the eco museum would be online by the end of the month, and a consultation porthole was hoped to be in place before the end of the financial year. An explanation of an eco museum was given.

TE1.5: It was detailed that the LGA (Local Government Association) had termed this project as trail blazing and path finding. The Broadband officer was working on enhanced engagement with the farming community.

TE1.6: All industrial estates had been visited and a subsequent database being developed. It was noted that a glossary of terms was required.

TE1.9: The Committee was informed that more activities would be coming forward over the next couple of months. It was confirmed that CCTV in Tavistock was the responsibility of the Town Council. The Officer confirmed she would send round the BID's regular reports and the address of their website.

TE1.10: It was outlined that there was significant activity in Okehampton, including a potential BID. The needs of the town and outlying hamlets had been identified over the last year, with Okehampton Town Council having agreed to go forward with a feasibility study, with the inherent cost split 50:50 with the Council.

TE1.11: It was confirmed that monies had not been awarded in tranche one. Tranche two would open in April 2022, with submission required in June 2022. Following discussions with Devon County Council and Sustrans, it was hoped that Members would approve another application to tranche two. This application would need to include an element of cycling.

TE1.12: As the fund's opening had been delayed, this project was moved to year two of the corporate strategy. The Council had reached out to external stakeholders and had been approached by National Trust. Projects were being developed so that they would be 'shovel ready' when the grant applications opened.

The Committee thanked the Lead Hub Member and the officers for their work and noted that they had come a long way in a short space of time.

It was then **RESOLVED** that:

1. the Overview and Scrutiny Committee **NOTED** the progress of the Thriving Economy Delivery Plan; and
2. the Committee had made a series of recommendations (as set out in the minutes above) to the Thriving Economy Advisory Group on areas for further exploration.

***O&S 61 TASK AND FINISH GROUP UPDATES (IF ANY)**

There were no updates.

***O&S 62 O&S ANNUAL WORK PROGRAMME**

It was also confirmed that South West Mutual Bank would be contacted to ask for a written update to be provided to Members or for a representative to attend a future Committee Meeting to respond to Member questions.

Following a review of the agenda for the Committee meeting on 26th April 2022, the representations by third sector partners were to be moved to a future meeting to ensure there was sufficient time to review housing. Members were requested to send any questions they had to the officer now.

***O&S 53 MEMBER LEARNING AND DEVELOPMENT OPPORTUNITIES ARISING FROM THIS MEETING**

- Committee Members were asked to update their Town and Parish Councils regarding the Citizen Advise recruitment campaign.
- Complains and Compliments for leisure centres to be given to Jon Parkinson for his regular monthly meetings with Fusion.
- Housing questions to Isabel Blake now for the next Committee meeting, 26th April 2022.
- It was noted that the new schematic reports and update were thorough and particularly useful. There had not been many questions because the report was well articulated and set the standard for the following schematic reports.

(The meeting terminated at 4:36 pm)

Chairman

Agenda Item 13d

At a Meeting of the **HUB COMMITTEE** held in the **Council Chamber, Kilworthy Park, Tavistock** on **TUESDAY** the **12th** day of **April 2022** at **2:00 pm**

Present: Cllr N Jory – Chairman

Cllr P Crozier	Cllr L Daniel
Cllr C Edmonds	Cllr T Pearce
Cllr B Ratcliffe	

In attendance: Chief Executive
Deputy Chief Executive
Section 151 Officer
Director of Strategy & Governance
Monitoring Officer
Democratic Services Manager
Head of Strategy and Projects
Senior Specialists – Housing
Senior Specialist – Parking and Public Conveniences
Senior Specialist – Climate Change

Other Members also in attendance in a non-voting capacity:

Cllrs M Ewings, N Heyworth, A F Leech and J Yelland

***HC 78/21 APOLOGIES**

There were apologies for absence received for this Meeting from Cllrs R Cheadle, C Mott and A F Leech.

***HC 79/21 DECLARATIONS OF INTEREST**

Members were invited to declare any interests in the items of business to be discussed and there were none made.

***HC 80/21 MINUTES**

The Minutes of the Hub Committee meeting held on 8 March 2022 were confirmed as a correct record.

***HC 81/21 PUBLIC QUESTION TIME**

It was noted that no Public Questions had been received in accordance with the Hub Committee Procedure Rules.

***HC 82/21 HUB COMMITTEE FORWARD PLAN**

Members were presented with the Hub Committee Forward Plan that set out items on the agenda for Hub Committee meetings for the next four months.

***HC 83/21 AMENDMENT OF THE OFF STREET PARKING PLACES ORDER**

A report was considered that sought the implementation of changes within the Council's Off Street Parking Places Order so as to remain compliant with its enforcement following changes within the associated legislation.

It was then **RESOLVED**:

1. That the Head of Assets be authorised to publish notice of proposals for the West Devon Borough Council (Off-Street Parking Places) Order 2022 to consolidate with amendments the current Off-Street Parking Places Order; the amendments to be made to be to the relevant parts of the Order to reflect changes to legislation in respect of parking enforcement; and
2. That the Head of Assets be requested to prepare a report summarising the representations received in response to the notice of proposals for consideration by the Hub Committee before making a decision whether to make the off-street parking places order as proposed or with modifications.

***HC 84/21 HOUSING STRATEGY YEAR 2 UPDATE AND HOMELESSNESS STRATEGY 2022-27**

The Hub Committee was presented with a report that reviewed progress made to date against the themes and priorities during the first year of the Housing Strategy and provided the new draft delivery plan for the second year. The report also sought approval for the adoption of the Joint South Hams and West Devon Homelessness Strategy 2022-27 and Joint Homelessness Strategy Action Plan 2022-23

In discussion, the following points were raised:-

- (a) With regard to the recently adopted Tenants Incentives Scheme, officers confirmed that they had already seen an increase in both interest and uptake of the Scheme;
- (b) In respect of defined Housing Need across the Borough, it was felt that this would be an appropriate topic for further consideration by all Members at a future Informal Council session;
- (c) To ensure that the long-term sustainability of rural villages was preserved, the importance of affordable housing being developed in these villages was reiterated;
- (d) With reference to the delivery of affordable housing in the Borough during 2021/22, it was agreed that details in respect of the locations of those that had been built would be included as part of the Thematic Delivery Plan review agenda item to be considered by the Overview and Scrutiny Committee at its meeting to be held on 26 April 2022.

It was then:

RESOLVED

For Part 1 – Housing Strategy Year 2 Action Plan:

1. That Members review the progress to date on Better Homes, Better Lives; and
2. That Members endorse the Year 2 Action Plan;

For Part 2 - 2022/27 Homelessness Strategy:

1. That, with effect from 1 April 2022, Members approve the Joint South Hams and West Devon Homelessness Strategy 2022-27; and
2. That, with effect from 1 April 2022, Members approve the Joint Homelessness Strategy Action Plan 2022-23.

***HC 85/21 REVENUE AND BENEFITS SERVICE REVIEW UPDATE**

Consideration was given to a report that provided an update on the service review undertaken in 2021 across the Revenues and Benefits Service, and the actions taken since then to implement the recommendations of the Review.

During discussion, reference was made to:-

- (a) a Member Briefing. The Committee welcomed the suggestion that a Member Briefing on the work of the Benefits Team be convened in the near future;
- (b) Council Tax Collection rates. Bearing in mind the economic pressures that were being faced by households, the fact that Collection rates had remained fairly consistent in recent times was considered to be to the great credit of local residents;
- (c) the workload of the Team. Members wished to record their thanks to the Revenue and Benefits Team for their tireless work since the offset of the COVID-19 Pandemic.

It was then **RESOLVED** that:

- (i) the achievements of the Revenues and Benefits Team in maintaining core service delivery, whilst also ensuring that businesses and residents were supported throughout the pandemic through the administration of business grants, personal grants such as Track and Trace and administering benefits schemes, be recognised;
- (ii) the approach taken following the Revenues and Benefits Review and the subsequent Implementation Plan be endorsed;
- (iii) the progress of the Revenues & Benefits Implementation Plan be noted and a further update in six months' time be requested;
- (iv) the recruitment of a Head of Service for Revenues and Benefits, to be funded on a self-funding basis be endorsed and that next iteration of the Council's Medium Term Financial Strategy (MTFS) will increase both the annual staffing budget by £30,000 (the Council's share of the staffing cost) and the annual income from council tax by £30,000 (to reflect the anticipated increase in council tax collection rates by at least 0.5%), be noted; and
- (v) it be endorsed that the stretching targets the new Head of Service will be set, will mean that the Council will continue to improve collection rates across council tax and business rates generating significant further income for the Borough Council.

HC 86/21 CLIMATE CHANGE & BIODIVERSITY ACTION - COUNCIL NET-ZERO UPDATE

Members considered a report that set out progress and the potential carbon savings (or biodiversity net gain) from significant projects aligned to two of the three aims as stated in its Climate Change and Biodiversity Strategy, these being Aim 1, reducing its carbon footprint to net-zero by 2030 and Aim 3 increasing biodiversity on its own land by 10% by 2025

The report also contained a business case to invest a further £300,000, in the form of a loan to Fusion Leisure (the chosen provider for the Councils' leisure facilities), to install solar arrays on the four leisure centres within the Borough.

In discussion the following points were made:

- (a) When questioned, officers confirmed that, due to the recent spiralling energy costs, the costs quoted in Section 6.2 of the published agenda report were now no longer reflective of the current situation;
- (b) In respect of community planting schemes, the importance of informing local town and parish councils that these were taking place was recognised;
- (c) Officers advised that initial structural survey works had been carried out and it had been concluded that Solar Panels could be installed on the roof of Meadowlands Leisure Centre.

It was then **RESOLVED**:

- 1. that the progress on plans aligned to the aim of the Council being net-zero by 2030 and increasing biodiversity on its own land by 10% by 2025 be noted; and

That Council be **RECOMMENDED** to delegate authority to the Section 151 Officer, in consultation with the Leader of the Council and the lead Hub Member for Finance to:

- 2. approve and agree the lending terms to Fusion Leisure for a loan of up to £300,000 to facilitate solar panel installation across both WDBC Leisure Centres over the remaining term of the leisure contract, in accordance with treasury management advice; and
- 3. update the Council's Capital Strategy, Investment Strategy and Treasury Management Strategy for 2022/23 for a £300,000 loan provision to Fusion Leisure for the solar installation, in accordance with treasury management advice.

***HC 87/21 A PLAN FOR WEST DEVON- QUARTERLY PROGRESS REPORT**

Members considered a report that set out the Integrated Performance Management report covering the Quarter 4 period (from 1 January 2022 to 31 March 2022). The report also provided detail on a revised suite of operational Key Performance Indicators for the Hub Committee to consider.

It was then:

RESOLVED

- (i) That the progress in achieving our plans as adopted in the Plan for West Devon be recognised;
- (ii) That the proposed Key Performance Indicators as set out in Appendix B of the presented report be endorsed; and
- (iii) That the Hub Committee commence work with Lead Officers on refining the 2023/24 delivery plans for consideration by Council in Autumn 2022.

(The meeting terminated at 2.50 pm)

Chairman

(NOTE: THESE DECISIONS WILL BECOME EFFECTIVE FROM FRIDAY, 22 APRIL 2022, WITH THE EXCEPTION OF MINUTE HC 86/21 PARTS 2 AND 3 WHICH ARE RECOMMENDATIONS TO THE COUNCIL MEETING TO BE HELD ON 24 MAY 2022, UNLESS CALLED IN, IN ACCORDANCE WITH SCRUTINY PROCEDURE RULE 18)

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