

Mid Devon District Council

Cabinet

Thursday, 30 May 2019 at 2.15 pm
Exe Room, Phoenix House, Tiverton

Next ordinary meeting
Thursday, 27 June 2019 at 2.15 pm

Those attending are advised that this meeting will be recorded

Membership

To be confirmed

A G E N D A

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

1. **Public Question Time**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.
2. **Declarations of Interest under the Code of Conduct**
Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.
3. **Minutes of the Previous Meeting** (*Pages 5 - 12*)
Members to consider whether to approve the minutes as a correct record of the meeting held on 4 April 2019.
4. **Blackdown Hills - Area of Outstanding Natural Beauty (AONB) Management Plan** (*Pages 13 - 86*)
To consider a report of the Head of Planning Economy and Regeneration outlining the final draft of the Blackdown Hills Area of Outstanding Natural Beauty (AONB) Management Plan 2019-2024 following a period of formal consultation.
5. **Cullompton East and Culm Garden Village** (*Pages 87 - 130*)
To consider a report of the Head of Planning Economy and Regeneration requesting the Cabinet to note the outcomes of the recent stage 1 public consultation on two documents: 1) a Vision & Concept for the Culm Garden Village; and 2) an East Cullompton Masterplan SPD Issues, Opportunities & Concepts in respect of Phase 1 of the Culm Garden Village.

6. **Housing Infrastructure Fund** (Pages 131 - 142)
To consider a report of the Head of Planning Economy and Regeneration updating Members on the progress of discussions with Homes England over the Council's two applications for funding under the Housing Infrastructure Fund (HIF) totalling £18.2 million, and seeking authority to enter into grant funding agreements with Homes England over these funds and to seek authority for the Council to forward fund the two infrastructure projects in question.
7. **Tiverton Eastern Urban Extension Area B Masterplanning** (Pages 143 - 150)
To consider a report of the Head of Planning, Economy and Regeneration advising Members on the results for the procurement of a masterplan for the development of Area B, Tiverton Eastern Urban Extension.
8. **Nomination of Director for 3 Rivers Developments Limited**
In March 2017, the Cabinet gave delegated authority to the Cabinet Member for Housing, the Director of Finance and the Head of Housing and Property to establish a housing development company, based on the skill-set and experience the three individuals in those roles at that time could offer. The company, 3 Rivers Developments Limited, was established in April 2017 and those with delegated authority became the three Council directors. That reflected the intentions set out in the report, although it was recognised that this would be the initial arrangement. The Board of the Company has the power to appoint two further non-executive directors independently.
- Cllr Stanley (in his capacity as the then Cabinet Member for Housing) is currently a nominated director. If the Cabinet wishes to change this, it must nominate someone else and the Board will make the necessary arrangements to give effect to the appointment. However, it is essential that the person who takes on the role has the time and skill-set to meet the statutory duties which apply to company directors generally and to the specific needs of 3 Rivers. Training will be provided on these duties, but directors must recognise that when they are acting as such, their primary duty is to the company and its success – and remembering the purpose for which the company was first established i.e. to make a financial return to the Council.
9. **Cabinet Member Decisions**
Cabinet are asked to note the following decisions made by the Cabinet Member for Housing:
- a) To grant a lease of Orchard Way Play Area, Willand to Willand Parish Council for a term of 25 years at a peppercorn rent.

REASON FOR DECISION:

Mid Devon District Council have completed a rationale of all play areas across the District and following consultation, Willand Parish Council have resolved to be financially responsible for the asset.

A s.123 Local Government Act 1972 (disposal of open space) notice was published in the local press for two consecutive weeks on 26th March 2019 and 2nd April 2019.

If the disposal were to be regarded in any way as at an undervalue, it would be approved in accordance with the General Disposal Consent Order 2003, because the play area/open space land will be preserved long term which is in the interests of the social well-being of Willand.

- b) To terminate the lease of Puddington Play Area, where MDDC is the tenant.

REASON FOR DECISION:

Mid Devon District Council have completed a rationale of all play areas across the District and following consultation, Puddington Parish Council have resolved to be financially responsible for the play area/open space land.

It has been agreed with the current owner of the land that the play area/open space land will be transferred to Puddington Parish Council upon termination of the lease by Mid Devon District Council, thus ensuring it will remain open to the public.

- 10. **Notification of Key Decisions** (*Pages 151 - 162*)
To note the contents of the Forward Plan.

Stephen Walford
Chief Executive
Wednesday, 22 May 2019

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Member Services Officer in attendance so that all those present may be made aware that is happening.

Members of the public may also use other forms of social media to report on proceedings at this meeting.

Members of the public are welcome to attend the meeting and listen to discussion. Lift access the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is time set aside at the beginning of the meeting to allow the public to ask questions.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, or

If you would like a copy of the Agenda in another format (for example in large print) please contact Sally Gabriel on:

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Public Wi-Fi is available in all meeting rooms.