

## Mid Devon District Council

### Scrutiny Committee

Monday, 13 February 2023 at 2.15 pm  
Phoenix Chambers, Phoenix House, Tiverton

Next ordinary meeting  
Monday, 20 February 2023 at 2.15 pm

**Please Note:** This meeting will take place at Phoenix House and members of the Public and Press are able to attend via Zoom. If you are intending to attend in person please contact the committee clerk in advance, in order that numbers of people can be appropriately managed in physical meeting rooms.

[Join the Zoom meeting here](#)

Meeting ID: 867 0665 8860

Passcode: 463581

Join by Skype for Business

<https://us06web.zoom.us/j/86706658860>

## Membership

Cllr S J Clist

Cllr G Barnell

Cllr E J Berry

Cllr W Burke

Cllr L J Cruwys

Cllr Mrs S Griggs

Cllr F W Letch

Cllr Mrs E J Lloyd

Cllr S Pugh

Cllr R F Radford

Cllr Mrs E J Slade

Cllr B G J Warren

# **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      **APOLOGIES AND SUBSTITUTE MEMBERS**  
To receive any apologies for absence and notices of appointment of substitute Members (if any).
- 2      **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT**  
To record any interests on agenda matters.
- 3      **PUBLIC QUESTION TIME**  
To receive any questions relating to items on the agenda from members of the public and replies thereto.
- 4      **DECISIONS OF THE CABINET** (*Pages 5 - 190*)  
A Decision made by the Cabinet on 31 January 2023 in respect of the following report was called in for consideration by Councillors B G J Warren, G Barnell, Mrs C P Daw, R M Deed, R J Dolley, A Wilce and Mrs N Woollatt.

## **3 Rivers Developments Limited - Business Plan 2023-2028 and associated Business Cases**

1. Approve the new 3 River Developments Ltd business plan dated 27 January 2023.
2. Approve the business case for Bampton 2, 5 levels.
3. Approve case for Park Road and accept the revised increased unconditional offer made within the business plan dated 27 January 2023.
4. Continues to fund 3 Rivers Developments Ltd in line with the business plan dated 27 January 2023 Which is proposed to generate £900k gross interest received in 2023/24 which are already included in the Council draft 2023/24 general fund budget.
5. To continue with the due-diligence process agreed by Scrutiny, Audit Committee, Cabinet and Full Council that requires a detailed business case to be reviewed and approved by Cabinet for any development in excess of £1m.
6. Instruct external financial and legal advice should a different scope or direction be considered.

The reason for the call in is:

1. The Decision Notice is in Error.
2. The decisions are outside of the Budget & Policy Framework.
3. In relation to 2 above, decisions were not within the power of decision maker.
4. There was inadequate consultation.
5. There was insufficient legal and financial consideration.

**Stephen Walford**  
Chief Executive  
Monday, 6 Friday, 3 February 2023

### **Meeting Information**

From 7 May 2021, the law requires all councils to hold formal meetings in person. The Council will enable all people to continue to participate in meetings via Zoom.

If you want to ask a question or speak, email your full name to [Committee@middevon.gov.uk](mailto:Committee@middevon.gov.uk) by no later than 4pm on the day before the meeting. This will ensure that your name is on the list to speak and will help us ensure that you are not missed. Notification in this way will ensure the meeting runs as smoothly as possible.

Please note that a reasonable amount of hardcopies at the meeting will be available, however this is a limited number. If you are attending the meeting and would like a hardcopy of the agenda we encourage that you notify Member Services in advance of the meeting to ensure that a hardcopy is available. Otherwise, copies of the agenda can be found on our website.

If you would like a copy of the Agenda in another format (for example in large print) please contact Andrew Seaman on: [aseaman@middevon.gov.uk](mailto:aseaman@middevon.gov.uk)

Public Wi-Fi is available in all meeting rooms.