

## **MID DEVON DISTRICT COUNCIL**

**MINUTES** of a **MEETING** of the **CABINET** held on 26 October 2017 at 2.15 pm

### **Present**

**Councillors** C J Eginton (Leader)  
R J Chesterton, P H D Hare-Scott,  
C R Slade, Mrs M E Squires and  
R L Stanley

### **Also Present**

**Councillor(s)** Mrs B M Hull, Mrs J Roach and F J Rosamond

### **Also Present**

**Officer(s):** Stephen Walford (Chief Executive), Andrew Jarrett (Director of Finance, Assets and Resources), Andrew Pritchard (Director of Operations), Jill May (Director of Corporate Affairs and Business Transformation), Jenny Clifford (Head of Planning, Economy and Regeneration), Kathryn Tebbey (Group Manager for Legal Services and Monitoring Officer) and Sally Gabriel (Member Services Manager)

## **66. APOLOGIES**

There were no apologies.

## **67. PUBLIC QUESTION TIME**

There were no questions from members of the public present.

## **68. MINUTES OF THE PREVIOUS MEETING (00-00-35)**

The minutes of the previous meeting held on 28 September 2017 were approved as a true record and signed by the Chairman.

## **69. TIVERTON EASTERN URBAN EXTENSION - AREA B, STAGE 1 PUBLIC CONSULTATION MASTERPLANNING**

The Cabinet had before it a \* report of the Head of Planning, Economy and Regeneration informing Members of the outcome of the Area B Stage 1 Public Consultation event, seeking guidance on the key issues detailed in the report and also seeking approval to engage consultants to progress the production of the Draft Area B Masterplan.

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report highlighting the phases of masterplanning for the 2 phases for the urban extension. He explained via an illustrative plan Area A to the north and west of the site which had been masterplanned in detail for the first phase of development, this had left the land to the south and east (Area B) to be further masterplanned when the land became available.

He explained the stage 1 public consultation that had taken place in the summer and the key masterplan issues which had formed the basis for consultation:

- Means of access
- Phasing of development
- Extent of developable area / amount of development
- The uses within the green infrastructure area, where these different green infrastructure uses were to be located and their management.
- Content / scope of the masterplan

The means of access to the site had been the most contentious and he outlined the opportunities and constraints for each option:

- Continue to gain access from Area A as currently proposed (adopted SPD)
- Two way access from Mayfair
- Two way access from Manley Lane
- Access via Mayfair and egress via Manley Lane; and
- Access via Manley Lane and egress via Mayfair

He outlined the phasing of development proposed, the extent of development area, the area for green infrastructure, the Area B masterplan content in relation to the adopted masterplan supplementary planning document and the provisional timetable for the masterplanning exercise.

He informed the meeting of the views put forward by the Planning Policy Advisory Group when it had considered the outcomes of the consultation process. The Group's main concern was the public response to the access to the site through Mayfair or via Manley Lane/Post Hill Junction and had recommended that if an alternative access via Area A was required, that different options be considered but that these not include access via Mayfair or Manley Lane.

Consideration was then given to the key questions within the report:

- Access - concern was raised regarding any access either permanent or temporary to the site via Mayfair or Manley Lane/Post Hill junction and any possible delays in the programme which could be caused by having access only from Area A
- Development south of West Manley Lane (within Area A), concerns were raised with regard to development of the area of land to the south of West Manley Lane (which had been adopted as part of the original masterplanning exercise) and the fact that the Planning Committee had requested a revision to the outline planning application with regard to development in this area to exclude it from that application.
- The location of the green infrastructure between the residential development and the Grand Western Canal, Members were keen that the green infrastructure buffer to the south of the site remain, however development with regard to sports and recreation, allotments and communal orchards were acceptable.

It was therefore:

**RESOLVED** that:

- a) The masterplanning of Area B of the Tiverton Eastern Urban Extension be progressed with the engagement of consultants to assist in the production of the Draft Masterplan.

(Proposed by Cllr R J Chesterton and seconded by Cllr C R Slade)

- b) The proposed scope of the masterplan set out in section 3 be agreed.

(Proposed by Cllr R J Chesterton and seconded by Cllr P H D Hare-Scott)

- c) Subject to acceptable planning impacts, alternative access arrangements be considered that do not include Mayfair and/or the Manley Lane/Post Hill Junction

(Proposed by Cllr C R Slade and seconded by Cllr R J Chesterton)

- d) The phasing of the Area B masterplan should relate just to Area B in the acknowledgement of the need to complete the A361 junction and the access constraints into Area B and that the phasing of the land parcels should be considered in relation to the delivery of community and green infrastructure within Area B.

(Proposed by Cllr C R Slade and seconded by Cllr Mrs M E Squires)

- e) (i) The proposed Area B masterplan should consider the amount of development.

(ii) There should be no development south of West Manley Lane unless in association with green infrastructure uses

(Proposed by Cllr C R Slade and seconded by Cllr R L Stanley)

- (f) The green infrastructure proposals be considered once the masterplanning had commenced.

(Proposed by Cllr R J Chesterton and seconded by Cllr C R Slade)

It was **FURTHER RESOLVED** that a report be considered at a subsequent meeting outlining the options available to Members with regard to land south of West Manley Lane within Area A of the Tiverton Eastern Urban Extension.

(Proposed by Cllr R L Stanley and seconded by Cllr C R Slade)

Note: \* Report previously circulated, copy attached to minutes.

**70. FINANCIAL MONITORING (00-51-34)**

The Cabinet had before it a \* report of the Director of Finance, Assets and Resources presenting financial monitoring information for the income and expenditure for the financial year 2017/18.

The Cabinet Member for Finance outlined the contents of the report stating that the General Fund deficit for the current year was £181K (an increase of £108k since the last variance of £73k was reported). He highlighted the most significant movements during that period:

Vacant posts in Environmental Services	(£36k)
Net overspend forecast in Grounds maintenance	£43k
3 Rivers Development set-up costs	£20k
Salary underspend in Property services net of agency costs	(£21k)
Reduced income / increased costs in Market Walk	£50k
Recycling income	(£20k)
Utilities and maintenance in Leisure Facilities greater than budget	£58k
Planning fees above budget, partially offset by increased costs in Forward Planning	(£70k)
Development Control staff savings reported in July now expected to be spent in latter part of the year	£33k

The Housing Revenue Account was showing a rent shortfall but it was reported that this had improved in the last week.

The Capital Programme showed some slippage, however it was explained that as part of the wider enhancement works being carried out at Exe Valley Leisure centre, some essential maintenance work to refurbish the dry side changing rooms, disabled toilets and shower rooms programmed for the following year be delivered in conjunction with the works that were taking place at the current time.

## **RESOLVED**

- a) The report be **NOTED**;
- b) A sum of £45k be brought forward in order to refurbish the dry side changing rooms, disabled toilets and shower rooms at Exe Valley Leisure Centre.

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr Mrs M E Squires)

Note: \*Report previously circulated copy attached to minutes

### **71. MEDIUM TERM FINANCIAL PLAN (00-54-42)**

The Cabinet had before it a \* report of the Director of Finance, Assets and Resources which set out an updated Medium Term Financial Plan (MTFP) taking account of the Council's key strategies (i.e. The Corporate Plan, Business Plans, Treasury Management Plan, Asset Management Plan, Work Force Plan and Capital Strategy).

The Cabinet Member for Finance outlined the contents of the report who stated that the Medium Term Financial Plan had been developed to provide a financial framework within which the Council could deliver the pledges and objectives within the Corporate Plan, the strategy focused on the forward financial issues/pressures facing the General Fund and the Capital Programme. There were still some key issues within the vision that had not been resolved which may improve or worsen the vision, that of:

- Application by the Devon Pool to become 100% Business Rates Pilot
- Impact of new Homelessness legislation from 01/04/18
- Impact of full rollout of Universal Credit from 01/04/18
- Autumn Statement announcement in November 2017
- Finalisation of Formula Grant settlement
- Ongoing service reviews (including changes to fees/charges)

Any major variations in the assumptions would require a fundamental review of the Council's MTFP and would be reported back to Cabinet and the wider Membership as soon as was practical, coupled with proposed courses of action that could be implemented.

Consideration was given to:

- The fact that to do nothing with regard to generating income was not an option
- The options available to meet the funding gap to include those highlighted within the report
- The need for Members to be involved in the direction of travel
- Statutory and non-statutory functions of the local authority
- The budget papers that would be put forward to the Policy Development Groups over the next month outlining the choices that would need to be made.

**RESOLVED** that the Medium Term Financial Plan be approved and that the actions highlighted within paragraph 6.2 of the report be fully endorsed.

(Proposed by Cllr P H D Hare-Scott and seconded by R J Chesterton)

Note: \* Report previously circulated, copy attached to minutes.

## 72. **DRAFT 18/19 GENERAL FUND AND CAPITAL PROGRAMME (1-07-11)**

The Cabinet had before it a \* report of the Director of Finance, Assets and Resources considering options available in order for the Council to set a balanced budget for 2018/19 and providing a strategy for further budget reductions in 2019/20 onwards.

The Cabinet Member for Finance outlined the contents of the report stating that the initial aggregation of all service budgets (which included assumptions surrounding predictions for interest receipts, contribution to the capital programme, transfers to/from reserves and council tax levels) currently indicated a General Fund budget gap of £617k. Members discussed the following table which showed the main budget variances affecting the 2018/19 draft budget:

<b>Variances</b>	<b>Amount £k</b>
<b>External items outside of our control</b>	
Reduced formula grant settlement	318
Decrease in Housing Benefit Grant and increase in associated costs	57
Pay Award and pension increases	239
Rural Services Delivery grant	86
Transition Grant	32

<b>Subtotal</b>	<b>732</b>
<i>Other changes</i>	
Increase in service cost pressures	317
Not utilising New Homes Bonus to balance the budget	89
Increase in property sinking funds	100
Interest payments on loans for new leisure equipment	45
Service cost reductions	(108)
New or increased income identified by service managers	(272)
Increase in Council Tax income (£5 rise + 370 new properties)	(212)
Net recharge to HRA	(108)
Minor changes	34
<b>Draft budget gap for 2018/19</b>	<b>617</b>

Consideration was given to

- Newly purchased properties
- The shortfall in Government funding and the need to increase income
- Options already being considered to address the shortfall.

**RESOLVED** that the contents of the report be **NOTED** and that ongoing work to address the budget gap be acknowledged.

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr C R Slade)

Note: \* Report previously circulated, copy attached to minutes.

### 73. **NOTIFICATION OF KEY DECISIONS (1-13-43)**

The Cabinet had before it and **NOTED**, its rolling plan\* for November 2017, along with the addition of a report outlining the options available to Members with regard to land south of West Manley Lane within Area A of the Tiverton Eastern Urban Extension as discussed earlier in the meeting.

Note: \*Plan previously circulated, copy attached to minutes.

(The meeting ended at 3.35 pm)

**CHAIRMAN**