

EXECUTIVE

TUESDAY, 17 JULY 2018

Present:

Councillors Christophers (Leader), Clemens (Deputy Leader), Bullivant, Barker, Golder, Goodey, Lake and Russell

Members Attendance:

Councillors Dennis, Haines, Hocking, G Hook, Prowse and Wrigley

Apologies:

Councillors

Officers in Attendance:

Phil Shears, Managing Director
Martin Flitcroft, Chief Finance Officer
Lorraine Montgomery, Interim Head of Operations
Tony Watson, Interim Head of Commercial Service
Kay O'Flaherty, Business Development & Improvement Team Leader
Nick Davies, Business Manager, Strategic Place
Fergus Pate, Principal Delivery Officer
Mark Harris, Urban Design Officer
Trevor Shaw, Senior Planning Officer
Paul Bryan, Landscape Officer
Tom Butcher, Estates Surveyor
Gary Powell, Communities Project Officer
Sarah Selway, Democratic Services Manager (Exeter City Council)

**These decisions will take effect from 10.00 a.m. on 24 July 2018
unless called-in or identified as urgent in the minute**

82. MINUTES

Minutes of the meeting on 1 May 2018 were confirmed and approved and signed as a correct record.

Matters arising:-

The position with regards to the letters the Members of Parliament, the European Parliament and the Secretary of State for Environment, Food and Rural Affairs would be advised to Members in due course.

83. MATTERS OF URGENCY/MATTERS OF REPORT BROUGHT FORWARD WITH THE PERMISSION OF THE CHAIRMAN

The Leader announced that the Council would undertake a Review of the Employment Contracts and the Redundancy Policy. Terms of Reference would be referred to the Overview and Scrutiny Committee.

84. DECLARATIONS OF INTEREST

There were no declarations of interest.

85. CROWDFUND DEVON PARTNERSHIP

The Portfolio Holder for Community Neighbourhoods presented the report which sought approval to create a grant funding allocation of £20k, this would fund a number of Teignbridge community projects for the duration of the one year pilot project. He advised that he had attended a presentation on Crowd Funding at Devon County Council which was attended by over a 100 community organisations. This pilot scheme would give local community organisations a good opportunity to raise funds quickly via an additional platform to traditional methods. It would be up to the individual organisations to promote their own projects.

In response to a Member's question, the Community Projects Officer clarified that the amount the Council put in would be proportional to funds that the Districts organisations would receive and each of the sponsors taking part would have their own internal approval process for applications.

The Managing Director stated that only the Districts projects would benefit from the funds that the Council invested.

RESOLVED that:-

- (1) Teignbridge District Council join the **#CrowdfundDevon Partnership** and;
- (2) Teignbridge District Council would create a new funding allocation for this one year pilot crowd funding project, it would be called the **Stronger Communities Fund**.

86. 2017/18 DRAFT FINAL ACCOUNTS & TREASURY MANAGEMENT

The Chief Finance Officer presented the report on the 2017/18 draft final revenue results including draft closing general reserves, the 2017/18 draft final capital and updated ongoing programme for Members' approval including draft closing capital funding and resources carried forward. The report also included the draft financial

results of the treasury management function for the year ended 31 March 2018 and details of the updated treasury management lending list for Members to note.

The Chief Finance Officer advised that the draft closing general reserves at 31 March 2018 were £1.9 million. This was an improvement on the updated budget by £73,000. There was £2.6 million in the earmarked business rates reserve to cover future funding and income fluctuations. The revenue contributions to capital carried forward had £3.0 million as at 31 March 2018. He updated Members on the specific grants or contributions totalling £3.3 million in earmarked reserves and the earmarked reserve set up for the Council's share of usable funds held from the Strata joint operations. Also on the Revenue Budget variations for 2017/18 including the business rate deficit and the sundry debt write offs.

Member's attention was brought to the 2017/18 Draft Final Capital Programme and the Treasury Management Results 2017/18, and Lending List 2018/19. The report noted an overall favourable revenue variation for 2017/18.

In response to a Member, the Chief Finance Officer clarified that whilst there had been a year end deficit on the business rates collection this had been due to a change in Central Government Policy on business rate relief. The Council had business rates retention reserves to cover this position.

The Managing Director commented that the Council would receive central government grant to cover the deficit in business rate relief.

Members discussed the delay in improved broadband provision for the rural areas of the District. The Portfolio Holder for Corporate Resources commented that this had been due to a delay in Devon County Council's procurement process.

In reply to a Member's question regarding the budget for the provision of improvements in Newton Abbot Town Centre, the Chief Finance Officer clarified that this budget had been moved forward with £12 million in for 2018/19 with a current budget of £6 million therefore bringing the total budget to £18 million.

RESOLVED that the:-

- (1) draft revenue results be noted;
- (2) draft year end capital and updated programme at appendix 1 be approved;
and
- (3) updated lending list at appendix 2 be noted.

RECOMMENDED to Council;

- (1) that the draft treasury management results for 2017/18 at appendix 3 be noted.

87. SUPPLEMENTARY PLANNING DOCUMENT FOR SOLAR PHOTOVOLTAIC DEVELOPMENTS IN THE LANDSCAPE

The Landscape Officer presented the report updating the Members on the decisions of the Planning Committee regarding the creation of a Supplementary Planning Document for Solar Photovoltaic Development in the landscape and sought approval for final endorsement.

Members were advised of the background, the consultation process and the recommendation of the Planning Committee. The Supplementary Planning Document would provide a consistent approach when looking at applications for Solar Photovoltaic Development.

In response to Member's questions, the Landscape Officer clarified that there had been a recent decline in the number of applications and this could be due to infrastructure issues with the national grid in the south west and a reduction in tariffs paid although this could change in the future subject to Central Government Policy. He confirmed that the Council had other policies in place to protect properties of a historic nature from having inappropriate energy saving/producing equipment installed.

RESOLVED that Solar Photovoltaic Developments in the Landscape shall be adopted as a Supplementary Planning Document.

88. TEIGNBRIDGE DESIGN GUIDE

The Senior Planning Officer presented the report on reviewing consultation responses to the draft Teignbridge Design Guide and to confirm the proposed changes arising from the consultation stage as detailed in section three of this report. Members were advised of the process, the main implications and the consultation responses.

The Urban Design Officer clarified that the Design Guide took a holistic approach to encourage physical activity and to use all opportunities to build in walk and cycle ways on developments. Other chapters of the building design guide would address the issues of adaptability for houses to enable them to be homes for life.

The Business Manager Strategic Place advised that this year's new development satisfaction survey results were 60%, which was down on previous years, this could be due to many factors some of which were outside the District Council's Control. The results would be analysed to see what could be taken into account in future development. In response to a Member's question, he clarified that to require developers to connect conduits when installing utilities would require a change in policy, which was not possible through a SPD.

RESOLVED that the proposed changes to the draft Teignbridge Design Guide Supplementary Planning Document (SPD) based on the completed Principal Layout Strategies section be approved for adoption with further amendments to

other sections being delegated to the Planning & Housing Portfolio Holder in consultation with the Business Manager Strategic Place.

89. TEIGNBRIDGE PLAYING PITCH STRATEGY

The Interim Head of Operations presented the report on approving the playing pitch strategy shown at Appendix 1, which would help to inform investment decisions, planning decisions and the Local Plan review.

Members were advised of the importance of following Sport England guidance in ensuring that local sports clubs and other key stakeholders were engaged. By following this guidance for some of the most played sports in the area it could be instrumental in attracting external funding for investment priorities. They were updated on the steps involved for putting the strategy together and the development of an action plan, the steering group that had overseen the project, the priority projects, the potential for match and seed funding and the arrangements for on-going review.

A Member raised a query with regards to the time it has taken to bring this report forward. He recognised the challenges that were faced in ensuring that all residents were encouraged to take part in physical activity and the requirement for a sand hockey pitch in the District. He raised concerns regarding the high level flooding of Decoy Park.

The Managing Director stated that the emphasis was now on Health and Wellbeing and the encouragement of public participation in physical activity. It was important that the Council supported local sports clubs to widen their accessibility to all, in line with national policies.

The Leader commented that the Council had already invested £35k in cycle ways and it was important that the right sports were targeted to encourage large public participation recognising that an artificial 4G football pitch was a high priority for the Council. He clarified that there would be a sports strategy as part of the Greater Exeter Strategic Plan.

The Portfolio Holder for Recreation & Leisure congratulated the officers on bringing this forward and stated that this strategy was important to help clubs to access external funding and ensure that the Council's sports pitches were fit for purpose.

The Portfolio Holder for Community Neighbourhoods welcomed the strategy, he commented that communities had a part to play in supporting the strategy and there was a need for pitches in the northern part of the District.

RESOLVED that the Playing Pitch Strategy in Appendix 1 be adopted.

90. NEWTON ABBOT DEVELOPMENT

The Estates Surveyor presented the report on outlining the development options available for part of the surface car park at Halcyon Road in order to negotiate with interested third parties. It was the intention for a subsequent report to be brought forward in due course for Full Council consideration.

The Interim Head of Commercial Services clarified Local Members would have been updated on the proposals and that the Town Council had also received a high level briefing on the plans.

In responses to a Member's question, the Estates Surveyor clarified that once the Master Plan had been agreed by Members the public consultation including an exhibition on the principles of the Master Plan would take place over the summer.

RESOLVED that the recommendations are made in part II of the circulated report.

91. EXCLUSION OF THE PRESS & PUBLIC FROM THE MEETING

That under Section 100(A)(4) of the Local Government Act 1972, the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

92. NEWTON ABBOT - MASTER PLAN

The Interim Head of Commercial Service presented the report on the consideration of the site proposals and redevelopment principles set out in the circulated report and the annexed Master Plan document, in relation to the redevelopment of Newton Abbot Town Centre. The information was intended to assist the Council in its deliberation of the master plan principles.

Members were advised that the main aims of the Master Plan were to promote and facilitate major new mixed-use development in the town centre particularly in the current challenging environment and to improve access to and within the town centre by all modes of transport.

In response to a Member, the Estates Surveyor clarified the position with regards to Stagecoach and that they did not require a Bus Station in the Town Centre.

RESOLVED that the Newton Master Plan be approved for public exhibition.

93. NEWTON ABBOT - HALCYON ROAD DEVELOPMENT.

The Estates Surveyor presented the report outlining the development options available for part of the surface car park at Halcyon Road including the facilitating works required to preserve parking numbers in Newton Abbot town centre.

Members were advised of the development options, any possible risks and challenges associated with them and their impact on the parking provision in Newton Abbot.

Members discussed the need to ensure adequate parking in the Town Centre and supported the mixed use development for Halcyon Road car park.

The Estates Surveyor clarified that the Environment Agency was working on a flood risk assessment for Newton Abbot. Members requested that this should be brought to Overview and Scrutiny Committee in due course.

RESOLVED that Executive approved:-

- (1) the principle of entering further negotiations with a preferred bidder for a land at Halcyon Road car park; and
- (2) that further detailed reports will be brought before Full Council later this year.

94. EXECUTIVE FORWARD PLAN

Details were noted of the Forward Plan for the next 12 Months.

Chairman