

NORTH DEVON COUNCIL

Minutes of a meeting of the EXECUTIVE held at the Brynsworthy Environment Centre, Barnstaple on Monday 1st October 2018 at 10.00 a.m.

PRESENT: Members:

Councillor Brailey (Leader)

Councillors Barker, R. Cann, Edgell, Lane, Luggar (minutes 56 to 60), Moores and Yabsley.

Officers:

Chief Executive, Head of Resources, Head of Place, Head of Environmental Health and Housing, Lead Officer Planning Policy, Senior Solicitor and Senior Corporate and Community Services Officer (BT).

Also Present:

Councillors Edmunds, Moore, Patrinos, Prowse and Worden.

Marc Rostock	Director of Neighbourhoods, North Devon Homes
Robert Stronge	Chair, North Devon Homes
Stephen Snooks	Head of Regeneration and Development, North Devon Homes

56 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jones and Meadlarkin.

57 MINUTES

RESOLVED that the minutes of the meeting held on 4th September 2018 (circulated previously) be approved as a correct record and singed by the Chairman.

58 LEADER'S ANNOUNCEMENTS

(a) Heart of the South West Housing Summit – 28th September 2018

The Leader reported that he had attended the Heart of the South West Housing Summit on 28th September 2018. He advised that Local Authorities in the South West were being encouraged to consider future development and the creation of market villages and market towns as opposed to the expansion of existing towns and villages.

59 **DECLARATIONS OF INTEREST**

The following declarations of interest were announced:

Councillor Lane Item 7: Disclosable pecuniary interest as have land included in the Local Plan.

Councillor Luggar Item 7: Disclosable pecuniary and personal interests as own land identified as a non-strategic housing site.

60 **PERFORMANCE REPORT ON RELATIONSHIP WITH NORTH DEVON HOMES**

The Executive received a joint report by the Head of Environmental Health and Housing and the Director of Neighbourhoods, North Devon Homes regarding the current and expected benefits of North Devon Council and North Devon Homes' collaboration on housing over the past 12 months, following the approval by the Executive on 5th December 2016 of the establishment of a Partnership Board between the Council and North Devon Homes (NDH).

They highlighted the following work that had been undertaken over the past 12 months to the Executive:

- The key objectives of the Board were: economic growth; housing supply and a shared understanding of need; homelessness and temporary accommodation; supporting disabled people; fuel poverty and health inequality; anti-social behaviour; measures to make best use of existing stock.
- NDH's support for the Council's Growth Agenda such as regeneration of a disused industrial site and regeneration of mixed tenure residential, commercial and retail site at Taw Wharf, Barnstaple; regeneration of an existing sheltered housing scheme at Lamaton Park, South Molton; regeneration of two areas of land with low use and value into 100% affordable housing schemes at Gorwell Estate, Barnstaple.
- Economic growth and supply since creating the Partnership which included: completion of 73 new affordable homes; invested over £15m delivering affordable homes; attracted circa £2m of external investment; used local labour and local partners wherever possible; driven Modern Methods of Construction; continuously demonstrated new technologies and skills in North Devon.
- Fuel poverty and health inequality.
- Improving housing outcomes during the partnership which included: the development of a regional approach to tackle high cost interest and increase wealth; maintaining exceptionally low rent arrears increasing tenancy sustainability; having a strong community presence and ethos in reducing anti-social behaviour; invested in neighbourhoods, public realm, play areas to benefit our communities; maintained high satisfaction for affordable housing and services in North Devon.
- Collaborative working in relation to homelessness and temporary accommodation which had resulted in achieving £77,000 savings per annum to the public purse.

- Supporting disabled people through the Disabled Facilities Grant pilot project. A formal report would be presented to the Executive in due course on the outcomes of the pilot.
- Making the best use of existing housing by officers meeting every two weeks to achieve 20-30 direct matches per year.
- NDH as a key delivery partner had increased places of safety provision with North Devon Against Domestic Abuse and provided “housing first” units of accommodation for Encompass.
- Potential opportunities for the future including collaborative leadership, common/shared strategies, new delivery vehicles. Partnership working gave greater opportunities to obtain external funding.

In response to questions, the Executive were advised of the following:

- Following the outcomes of the Grenfell Tower inquiry, the Government had issued announcements in relation to the cladding and insulation of buildings. There were no NDH properties within North Devon that had the same cladding as Grenfell tower.
- Energy rating in NDH properties were generally good.
- NDH acted as a facilitator to address incidents of anti-social behaviour.
- NDH were aware of the issues in relation to fuel poverty. The issues of fuel poverty in Ilfracombe were acknowledged and they needed to be addressed. NDH engaged with One Ilfracombe in addition to other organisations. A large amount of social housing had been lost in the Ilfracombe area due to right to buy. However, NDH was keen to work in partnership to deliver more social housing in the Ilfracombe area.
- NDH had set up a Sustainable Credit Union to enable people to access affordable finance. NDH had worked with nine other social landlords in the South West and work had commenced in marketing the Credit Union. It was anticipated in the future that the Union would also offer facilities for customers to purchase goods. An update could be given to a future Executive on the Credit Union and how the Council could be part of it.
- A copy of the presentation slides would be circulated to all Members of the Council.
- NDH offered to arrange a visit for Members of some of the projects that had been delivered.
- There were approximately 500 NDH properties in Ilfracombe.

61 **ADOPTION OF NORTH DEVON AND TORRIDGE LOCAL PLAN**
2011-2031

Councillors Lane declared a disclosable pecuniary interest in the above item and left the meeting during the consideration thereof.

Councillor Luggar declared a disclosable pecuniary interest in the above item and left the meeting.

The Executive considered a report by the Lead Officer (Planning Policy) (circulated previously), the options and/or alternatives and other relevant facts set out in the

report regarding the adoption of the North Devon and Torridge Local Plan 2011-2031.

The Lead Officer (Planning Policy) highlighted the following:

- The examination of the Local Plan had been undertaken in accordance with the Town and Country (Local Planning) (England) Regulations and had now resulted in the Inspector issuing her final report. The Inspector's report (appendix 1) concluded that the Local Plan can be made sound with the application of the Main Modifications (appendix 2) which were provided as an appendix to her report.
- A summary of the Main Modifications were detailed in paragraph 4.6 of the report.
- The Councils have previously agreed and consulted on all of the recommended Main Modifications. The Councils could now proceed to adopt the Local Plan.
- Appendix 4 detailed the modifications previously categorised as Main by the Inspector that were now not included in the Inspector's report and a recommended course of action.
- The Local Plan can be adopted with main modifications to make the Local Plan sound.
- Appendix 3 detailed a schedule of additional modifications for clarification purposes and to correct typographical errors. These modifications did not affect the soundness of the plan nor how the policies would be interpreted.
- AM/130 "Barnstaple Housing Provision 2011-2031" was not a minor additional modification and had therefore been included within the Main Modifications. An amended Appendix 3 would be prepared for Full Council.
- A final version of the Local Plan would be presented to the Joint Council meetings on 29th October 2018. Once adopted the Local Plan would form the development plan and would be the primary document for determining planning applications.
- All Supplementary Planning Documents that supplemented the old Local Plan would no longer apply. Therefore, they would no longer exist following the adoption of the Local Plan. It was therefore proposed that as an interim measure the relevant parts of the Supplementary Planning Document were retained where they were compliant with the National Policy Planning Framework and policies in the new Local Plan.

The Executive noted a typographical error on page 274 that the reference to the Policy should state DM29 (not DM19).

In response to questions, the Executive were advised of the following:

- There was a need to engage with communities and parishes regarding future development and Neighbourhood planning.
- If a five year housing land supply was in place, Local Plan policies would indicate the type of development that could be undertaken outside of a development boundary.

- Following the adoption of the Local Plan, it was planned that a workshop would be held for all Members, Parish and Town Councils and developers to raise awareness of the Local Plan.
- The Local Plan would be reviewed every five years. However, the review of the Local Plan would commence immediately following its adoption. A scope for the review would be formulated and agreed and would provide an opportunity to review the chapter regarding rural strategies and respond to the needs of communities.
- The Council was committed to formulating a long-term Growth Strategy. There was a need to work with communities in rural areas to agree how their communities could become sustainable in the long term.

Councillor R. Cann expressed concern regarding the redevelopment of the Yelland Power station site for housing being in conflict with estuary, the impact on the Biosphere Reserve and being located adjoining a site of special scientific interest.

RECOMMENDED

- (a) that the North Devon and Torridge Local Plan 2011 – 2031 be adopted and it be noted that the adopted North Devon and Torridge Local Plan 2011 – 2031 was made up by the Submission version of the Local Plan (June 2016), as amended by:
 - (i) the schedule of Main Modifications recommended by the Inspector (Appendix 2);
 - (ii) the schedule of additional modifications (Appendix 3);
 - (iii) revisions to policies maps resulting from the main modifications and any adjustments resulting from a review for consistency.
- (b) that the Local Plan adoption statement and the final sustainability appraisal report be made available as soon as possible, including sending a copy of the adoption statement to the Secretary of State;
- (c) that authority be delegated to the Head of Place in consultation with the Lead Member for Planning in association with counterparts at Torridge District Council, to make any further additional minor modifications to the Local Plan prior to final publication, where these modifications are confined to the correction of typographical errors, improving clarity and consequential cross referencing and amendments to policy or paragraph reference numbers resulting from the reformatting of the Local Plan as set out in paragraph 4.26 of the report;
- (d) that the relevant paragraphs of the Codes of Practice for Affordable Housing and Public Open Space be retained as

policy guidance for North Devon as an interim measure until new Supplementary Planning Documents have been prepared and adopted where they are National Planning Policy Framework compliant and supplement equivalent policies in the new Local Plan.

REASONS FOR RECOMMENDATIONS

- (a) To adopt the Local Plan in accordance with section 23 of the Planning and Compulsory Purchase Act 2004.
- (b) In accordance with Regulations 26 and 35 of the Town and Country Planning (Local Plan) Regulations 2012 (as amended).
- (c) To enable minor amendments to be undertaken to improve the Plan's accuracy and clarity.
- (d) To provide policy guidance until new Supplementary Planning Documents have been adopted.

62 BUILDING CONTROL JOINT COMMITTEE

The Executive considered the minutes of meeting of the Building Control Joint Committee held on 26th July 2018 (circulated previously).

The Chief Executive provided an update on the Building Control service to the Executive.

DECISION

That the minutes of the meeting of the Building Control Joint Committee held on 26th July 2018 be noted.

REASON FOR DECISION

To advise the Executive of the outcomes of meetings of the Building Control Joint Committee as the appointing body.

Chairman

The meeting ended at 11.21 a.m.

NOTE: The above decisions shall not take effect until the five clear working days have elapsed from the date of publication: 3rd October 2018.