

TORRIDGE DISTRICT COUNCILCOMMUNITY & RESOURCES MEETINGCaddsdwn Business Support Centre - BidefordMonday, 24 January 2022 - 10.00 am

PRESENT Councillor R Hicks (Chair)  
Councillors C Bright, D Bushby, P Christie, C Hodson, K James,  
N Laws and R Lock

ALSO PRESENT S Hearse - Chief Executive  
S Dorey - Head of Legal & Governance (Monitoring  
Officer)  
S Kearney - Head of Communities & Place  
D Heyes - Finance Manager (Section 151 Officer)  
S Harrington - Planning Manager  
C Fuller - Economic Development Officer  
K Brown - Democratic Services Officer  
S Cawsey - Democratic Services Officer

Councillor P Watson  
Mr L C Bach JP – Non-Elected Member

201. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Hurley, Councillor Brenton and Councillor Dart.

202. MINUTES OF THE COMMUNITY & RESOURCES COMMITTEE MEETING HELD ON 6TH DECEMBER 2021

It was proposed by Councillor Christie, seconded by Councillor Hodson and -

Resolved: That the Minutes of the meeting held on 6 December 2021 be signed as a correct record.

(Vote: For 6, Abstentions 2)

203. ACTION LIST

The action list was reviewed and updated.

204. PUBLIC CONTRIBUTIONS

There were no public contributions.

205. FORWARD PLAN

The Forward Plan was noted.

206. DECLARATIONS OF INTEREST

Declarations of interest were made when the specific agenda items to which they related were under discussion.

207. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

There were no Part II items.

208. URGENT MATTERS OF INFORMATION TO BE BROUGHT FORWARD WITH THE PERMISSION OF THE CHAIR AND THE COMMITTEE

There were no urgent matters brought forward.

209. S106 PROCESS

The Planning Manager presented the report, the purpose of which was to provide members with an overview of the Section 106 process and funding allocation.

The report considered the following:

- Planning Background – which included the Community Infrastructure Levy Regulations 2010 which sets out strict legal guidance as to what constitutes a lawful obligation and the tests to be met to ensure the development is acceptable in planning terms. These are –
  - Necessary to make the development acceptable in planning terms
  - Directly related to the development
  - Fairly and reasonably related in scale and kind to the development
- How are Section 106 agreements agreed
- Monitoring of Section 106 Agreements
- Distribution of funds and application process for unallocated funds

During the discussion the principal concern raised by Members was regarding the lack of consultation with Ward Members. The Planning Manager advised that Ward Members are consulted as part of the planning process but acknowledged there is an issue when S106 Agreements are considered under the Outline application which may have been granted 5 years previously. When the Reserved Matters application is submitted the S106 cannot be changed. The Planning Manager agreed to speak to Officers.

The Planning Manager addressed all questions/issues raised by Members and agreed to provide the following information:

- Appendix 1 – S106 Capital Contributions – to confirm and circulate to Members the number of items/sites listed that are over five years old.
- To research if and how much money from S106's has been paid back to Developers.

Councillor James requested that a further report be brought back to this Committee.

#### 210. FEES & CHARGES 2022/2023

Councillor Laws declared a personal interest – a family member has a café with a pavement licence.

The Finance Manager & S151 Officer presented the report, the purpose of which was for Members to review the level of miscellaneous fees and charges, as set out in the Appendix attached to the report.

During the brief discussion that followed, Councillor Christie raised the subject of burial sites and the absence of land available. The Head of Communities & Place advised that this matter is constantly under review. The Chief Executive agreed to speak to the Property Team.

It was proposed by Councillor Hodson, seconded by Councillor Lock and -

Resolved:

That the charges for services to be effective from 1 April 2022 and set out in the Appendix attached to the report, be agreed.

(Vote: For – Unanimous)

#### 211. URBAN RENEWAL IN DEVON

The Economic Development Officer presented the report, the purpose of which was:

- To seek Member approval for partnership working with Devon County Council for an urban renewal masterplanning programme and business planning in Bideford, and
- To approve £15,000 match funding towards the masterplanning programme and subsequent business planning.

When discussing this matter, although Members gave support for the project, concerns were raised in relation to the funds being spent on Consultancy fees.

It was proposed by Councillor Bushby, seconded by Councillor Christie and -

Resolved:

- That £15,000 be assigned from the Community Renewal Fund Priority Place funding allocation, designed for the development of projects for future funding streams, or the Economic Development Project Reserve if the Community Renewal Funding is not released from DCC as expected, towards the delivery of the urban renewal master planning and business planning for Bideford.
- That a Regeneration Board for Bideford be established and Ward Members to be nominated as representatives.
- That the creation of a Town Centre Project Officer role to provide focus and capacity for the delivery of the urban renewal steps required be supported.

(Vote: For – Unanimous)

## 212. LEISURE UPDATE

The Head of Communities & Place presented the progress report which updated Members on the arrangements for the delivery of Leisure Services from 1 April 2022.

Councillor Bushby highlighted the need for the Authority to advertise and promote this as early as possible.

Members voted unanimously to note the report.

The meeting commenced at 10am and closed at 11.12 am