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BRECKLAND COUNCIL

At a Meeting of the

CABINET

Held on Tuesday, 11 October 2016 at 9.30 am in
Norfolk & Dereham Rooms, The Conference Suite, Elizabeth House, Dereham

PRESENT

Mr S H Chapman-Allen (Vice-Chairman)	Mr J.P. Cowen
Mr C G Carter	Mr P M M Dimoglou
Mr S.G. Bambridge	Mr M. S. Robinson

Also Present

Mr P.D. Claussen	Mr F.J. Sharpe
Mrs J Hollis	Mrs A M Webb
Mr T. J. Jermy	Mr N.C. Wilkin
Mrs S.M. Matthews	Mr P S Wilkinson
Mr J Newton	

In Attendance

Anna Graves	- Chief Executive
Phil Mileham	- Strategic Planning Manager
Tim Mills	- Executive Manager Growth
Maxine O'Mahony	- Executive Director of Strategy & Governance
Teresa Smith	- Democratic Services Officer
Rob Walker	- Executive Director Place

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96/16 MINUTES

Members asked for the following amendments to be made the minutes:

Councillor Marion Chapman-Allen be added as present at the meeting.

88/16 – Declaration of Interest

Councillor Dimoglou asked for an amendment to say that “he had land that he had submitted as part of the Local Plan process”.

92/16 – Supporting Community Growth in Attleborough

Councillor Robinson is not a member of the Greater Thetford Development Partnership.

94/16 – Local Plan – Preferred Sites Consultation

Councillor Claussen asked that paragraph 5 commencing “Councillor Claussen said...” be amended by adding the following:
“He said the school cannot and will not be expanded. He asked whether that was a material consideration and Stephen Otterwell (Director Capita Planning & Building Control) said that it was”.

Subject to the amendments above the minutes of the meeting held on 30

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August 2016 were confirmed as a correct record and signed by the Chairman.

97/16 APOLOGIES

Apologies were received from Councillors Turner and Nunn.

98/16 URGENT BUSINESS

None.

99/16 DECLARATION OF INTERESTS

Agenda Item 11 – Yaxham Neighbourhood Plan
Councillor Dimoglou – due to owning land that had been submitted for consideration in the Local Plan process.

100/16 NON-MEMBERS WISHING TO ADDRESS THE MEETING

Councillors Claussen, Hollis, Jermy, Matthews, Newton, Sharpe, Webb, Wilkin and Wilkinson.

101/16 CHAIRMAN'S ANNOUNCEMENTS (IF ANY)

The Vice-Chairman said that Agenda Item 11 – Yaxham Neighbourhood Plan, would be heard between Agenda Items 8 and 9.

102/16 BRECKLAND COMMUNITY FUNDING APPLICATIONS (STANDING ITEM)

The Executive Member People & Information presented the report in the absence of the Executive Member Place.

Councillor Cowen thanked the Council and was delighted to accept the money on behalf of the residents at Shropham.

Councillor Jermy also thanked the Council on behalf of the Thetford Town Football club as the funding would now enable the club to create good facilities.

Councillor Dimoglou added that the Attleborough Day centre carried out excellent work, and it was a testament to Breckland and the local community working together.

Members were informed that £43,700 had been distributed within the community since last meeting of cabinet and the balance remained in excess of £135,000.

Options:

1. Fully fund the funding applications set out in the report.
2. Part fund the funding applications set out in the report.
3. Do Nothing.

Reasons:

The grant applications meet the criteria of the scheme.

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It was **RESOLVED** that Cabinet approve the following grant awards:

- £9,000 (or 30% of the total project costs, whichever is the lower amount) to Attleborough Day Care Centre to purchase a replacement minibus.
- £14,700 (or 30% of the total project costs, whichever is the lower amount) to Shropham Village Hall and Recreation Ground for their playground refurbishment project.
- £20,000 (or 6.3% of the total project costs, whichever is the lower amount) to Thetford Town Football towards the cost of a replacement clubhouse building.

103/16 BRECKLAND OUTDOOR SPORT AND PLAY FUND (DC11 GRANT AWARDS)

Members were asked that £173,393 of DC11 monies be granted to approve 21 compliant applications. A total of £144,000 remained for community groups to apply in the second round of the grant scheme which would re-open in January 2017.

Members were reminded that the DC11 monies were undertakings from developments from local areas within their parish cluster groups.

Councillor Cowen thanked the Executive Member Growth and his team for the monies which had been allocated to Shropham and said it was an active community with a large village hall which the cluster parish areas use.

Councillor Matthews also thanked Breckland on behalf of Swaffham and was delighted to receive the amount.

Councillor Jermy added that it was a positive process for Thetford but asked that if the process was to be repeated he hoped it would be improved to be more efficient.

Councillor Claussen thanked the Council on behalf of Mattishall residents and said that it was a great benefit that came from developments within the area.

Options:

1. Fully fund the compliant applications with immediate effect
2. Do nothing.

Reasons:

The projects meet the criteria of the scheme.

It was **RESOLVED** that Cabinet approves the DC11 grant awards to the following applicants, and releases funding to applicants via the Norfolk Community Foundation:

£39,960 to Attleborough Town Council; £2,050 to Beeston Parish Council; £2,030 to Gressenhall Parish Council; £4,643 to Longham Parish Council; £1,680 to Bridgham Parish Council; £7,320 to Shropham Village Hall Committee; £9,396 to Mattishall Parish Council; £1,200 to Narborough Parish Council; £2,430 to Banham

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Parish Council; £9,120 to Kenninghall Parish Council; £4,090 to Sporle with Palgrave Parish Council; £43,400 to Swaffham Town Council; £13,080 to Thetford Town Council; £9,032.50 to Thetford Cricket Club; £9847.50 to Thetford Football Club; £700 to Thuxton and Garvestone Institute; £2339.40 to Watton Sports and Social Club; £7,754.70 to Watton Town Council; £3320 to Weeting with Broomhill Parish Council.

104/16 Q4 (2015/16) & Q1 (2016/17) PERFORMANCE REPORT

Councillor Jermy asked for clarification on what was meant by 'cases prevented from homelessness per 1,000 households' and asked if it was a number of cases, or number of people. This would be clarified.

Members noted the content of the report.

105/16 CAMBRIDGE-NORWICH TECHNOLOGY CORRIDOR

The Executive Member Growth and Commercialisation commended the report to Members.

Councillor Wilkin said that it was great news for the county, but felt that the A47 was left behind.

The Executive Member for Growth & Governance added that the start to end point of the A11 was Cambridge to Norwich, and the ripple effect throughout the District would be vital. The success of the A11 demonstrated how good it had been and what it could do for the A47. He went onto say that there had been a meeting between Breckland, Highways England and Norfolk County Council regarding the A47.

The Chief Executive said the A47 was a priority of the Council and the meeting with Highways England and Norfolk County Council was to gain commitment that Breckland would be part of the consultation process.

Councillor Jermy said he was on the Transport committee at Norfolk County Council who were also working very hard on the A47 improvements. He asked if Breckland's Economic Development Team were working with county on this. He also asked for clarification on the number of the jobs the Thetford Enterprise Park would create has he had seen conflicting targets.

It was confirmed that there was no duplication, and that the figure was based on the most recent estimate used in the business case.

The Executive Member Growth & Commercialisation emphasised that this was a joint venture with all parties across local authorities, and that the project would be showcased in London on the stands of Norfolk County Council and Suffolk County Council promoting the initiative.

Options

1. Approve the actions contained within paragraph 1.11 of the report;
2. Approve them in part;
3. To reject them.

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Reasons

The details of the recommendations have been designed and negotiated with Breckland's interests in mind. Supported by the consultant's conclusions and the successful outcome of negotiations between the Partnerships Leaders, leading to the recommendations contained within the background of the report, it is considered that a properly branded and marketed Cambridge-Norwich Technology Corridor will support the Council's aspirations for growth and specifically inward investment at Thetford, Attleborough and Snetterton.

It was **RESOLVED** that Cabinet:

1. Note the progress made on extending the corridor towards Cambridge and the benefits this brings.
2. Support the Actions contained in paragraph 1.11 of the report, including authorising the Leader of the Council to sign the Memorandum of Understanding with the Leaders of other district and county councils and Local Enterprise Partnerships within the partnership with a view to maximising economic benefits from the Corridor of Breckland.

106/16 YAXHAM NEIGHBOURHOOD PLAN

Councillor Dimoglou left the room for this item.

The Executive Member Growth said this was the first Neighbourhood Plan within the District to reach the examination stage and confirmed that it met all the requirements to move forward. He congratulated Yaxham on reaching this stage.

The Vice-Chairman added that this was an exciting opportunity to reach this stage of a neighbourhood plan and welcomed Ian Martin, the Vice Chairman of Yaxham Neighbourhood Plan Working Group to the meeting.

Mr Martin was pleased with the report and supported the recommendations. He added that it had been a considerable amount of work in such a small village of 360 dwellings. Yaxham recognised that it needed development that was sustainable and supported the growth of the village and was appreciative of the Officer input in finalising the plan. He went on to say that whilst the working group may not agree with all the points made by the Officer, including the reference to Yaxham being a Local Service Centre, nonetheless he looked forward to working with the Officers when the report was returned by the examiner.

The Executive Member Growth thanked Yaxham for their positive nature on constructing the Neighbourhood Plan and had noted the comments regarding the Local Service Centre.

Councillor Wilkin congratulated Councillor Claussen in protecting his Ward and Yaxham for their positive involvement in pulling together the plan.

The Executive Member People & Information said that Yaxham had paved the way for smaller villages in creating their Neighbourhood Plans. He said that the people of Yaxham, the committee and parish council would all have a greater understanding of the whole planning process and congratulated them for completing the Neighbourhood Plan in record time.

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Councillor Claussen added that it was marvellous at the way in which the community had come together to produce the plan. It had been developed on the back of hostile developments within the village and yet the community came together to shape developments for the future. However, he said that going forward there would be conflict between Yaxham Parish Council, the Neighbourhood Plan and Breckland Council as it had been proved that Yaxham did not have Local Service Centre status and they would continue to lobby that in the future.

The Executive Member Growth & Commercialisation was keen to understand how the village had been able to fund and take forward the Neighbourhood Plan. Mr Martin said that it had been funded solely from grants available from central government, together with funding from local parish charity and the grant given by Breckland.

Options

There were two options for Members to consider:

- 1) To endorse the view that Yaxham Neighbourhood Plan meets the requirements of the 1990 Town and Country Planning Act schedule 4B, section 6 and delegates authority to Officers to inform Yaxham Parish Council of this and to engage with them to appoint an independent examiner to consider the plan. Members agree Breckland Council's own representations on the Yaxham Neighbourhood Plan.
- 2) To consider the contents of this report and delegate authority to Officers to inform Yaxham Parish Council that they have not met the requirements of the 1990 Town and Country Planning Act schedule 4B, section 6 and are currently unable to engage an independent examiner to consider the plan and to provide the reasons why this is the case.

Reasons

It is recommended that Members endorse Option 1. As highlighted within the report, the Yaxham Neighbourhood Plan is considered to have met all the legal requirements and complies with the relevant regulations, including the "Basic Conditions", and there are no reasons for the plan not to proceed to the next statutory stage.

It was **RESOLVED** that:

- 1) the Yaxham Neighbourhood Plan meets the requirements of the 1990 Town and Country Planning Act schedule 4B, section 6 and advised Yaxham Parish Council to this effect;
- 2) Delegate to Officers to appoint, in agreement with Yaxham Parish council, an independent examiner to consider the plan;
- 3) To agree the Breckland Council representations on Regulation 16 Yaxham Neighbourhood Plan.

107/16 INCREASING SUPPLY OF MARKET RENTED HOUSING

The Executive Member Growth & Commercialisation presented the report, adding that he proposed an amendment to recommendation one as set out in

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the report.

He proposed the recommendation should read, "Agree in principle to set up a subsidiary company subject to detailed work being done on the future financial and staffing implications of running the company and being brought back to Cabinet for agreement".

The Executive Member Growth said he was pleased to see the report come forward as it presented a strategic vision which bridged across portfolios and would move the Council forward.

Councillor Jermy hoped that consideration would be given to the wider social implications.

The Chief Executive said it would be the Members who would drive the quality of the rented market housing.

Options

- 1) Agree to continue the next stage of the project and in doing so:
 - a) Set up a subsidiary company and delegate the appointment of the initial director to the Chief Executive in consultation with the Leader;
 - b) Commission detailed market research to support investment / acquisition strategy.
- 2) Do not continue to the next stage of the project and cease work.

Reasons

- 1) Initial external professional advice has confirmed that there is a strong rental market with growth potential. The lack of housing affordability will contribute to increased demand for rental properties. The low turnover of units denotes longer stay tenancies and perhaps limited alternative choice for tenants. Asking rents have steadily increased and this growth shows there is demand for market rented properties and capacity to absorb new stock for market rent. The advice confirms that yields are better than cash deposits and although might not be as great as commercial property yields, investment in this new property sector spreads risk.
- 2) Initial external legal advice has confirmed that the Council could safely create a wholly owned company limited by shares that could invest in freehold units via loans provided from the Council. Thus the Council makes a return from interest payments.

The proposed amendment to the first recommendation was presented and agreed by all Members.

It was **RESOLVED** to continue the next stage of the project and in doing so:

- 1) Agree in principle to set up a subsidiary company subject to detailed work being done on the future financial and staffing implications of running the company and being brought back to Cabinet for agreement;
- 2) Commission detailed market research to support investment / acquisition strategy.

Action By

108/16 NEXT MEETING

The arrangements for the next meeting held on 22 November at 9.30am in the Norfolk Room, Elizabeth House, Dereham were noted.

109/16 EXCLUSION OF PRESS & PUBLIC

RESOLVED that under Section 100(A) 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 disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

110/16 INCREASING SUPPLY OF MARKET RENTED HOUSING - APPENDICES 1 & 2

Nothing to report.

The meeting closed at 10.55 am

CHAIRMAN