

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **EXECUTIVE** held in the Council Chamber, Priory House, Monks Walk, Shefford on Tuesday, 9 January 2018.

PRESENT

Cllr J G Jamieson (Chairman)
Cllr R D Wenham (Vice-Chairman)

Executive Members:	Cllrs	I Dalgarno S Dixon Mrs C Hegley	Cllrs	B J Spurr J N Young
Deputy Executive Members:	Cllrs	A D Brown Mrs S Clark K M Collins Mrs A L Dodwell	Cllrs	E Ghent Ms C Maudlin Mrs T Stock B Wells

Apologies for Absence: Cllr G Tubb (Deputy Executive Member)

Members in Attendance:	Cllrs	Mrs A Barker R D Berry C C Gomm Mrs S A Goodchild Ms A M W Graham Mrs D B Gurney	Cllrs	K C Matthews D McVicar B Saunders I Shingler P Smith N Warren
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Officers in Attendance	Mr R Carr Mr M Coiffait Ms M Damigos Ms C Frost-Bryant Mrs S Hobbs Mrs C Jagusz Mrs J Ogley Mrs C Shohet Mr C Warboys	Chief Executive Director of Community Services Corporate Lawyer Head of Strategic Growth Senior Committee Services Officer Committee Services Administrator Director of Social Care, Health and Housing Assistant Director of Public Health Director of Resources
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E/17/95 **Minutes**

RESOLVED

that the minutes of the meeting held on 5 December 2017 be confirmed as a correct record and signed by the Chairman.

E/17/96 **Members' Interests**

The following Members declared a personal interest in Item 8 'Central Bedfordshire Local Plan':

- Councillor Maudlin due to her family owning a plot of land in the Northill Ward
- Councillor Gurney due to her being a tenant of Manor Farm, Everton.

The following Members declared a personal interest in Item 12 'Recommissioning Continuing Support Services for Children':

- Councillor Hegley due to being a member of the Groundworks Board
- Councillor Mrs Goodchild due to being a member of the Children's Advisory Board in Houghton Regis.

E/17/97 **Chairman's Announcements**

The Chairman agreed to admit consideration of an urgent item of business, namely 'Purchase of Nights Inn Hotel for Use as Transitional Accommodation', in accordance with Rule No.16 of the Access to Information Procedure Rules and with Section 100(b)(4)(b) of the Local Government Act 1972. The item was exempt due to commercial sensitivity.

Lidl would be building the largest regional distribution centre in the UK at junction 11a of the M1 creating up to 1,000 new jobs for the area.

E/17/98 **Petitions**

None were received.

E/17/99 **Public Participation**

The Chairman invited the public speakers to make their statements in accordance with the Public Participation Scheme.

Central Bedfordshire Local Plan

Mr Bishop, who was the Chairman of Campton Village Action Group and spoke on behalf of a significant proportion of village residents, explained that Campton was a small village. Despite this, residents had provided the fourth largest quantity of responses to the most recent Local Plan edition which underlined the level of engagement within the village. He welcomed the removal of a development at The Glebe, Campton, but raised concerns that site HAS08 had increased to 66 dwellings from 32 dwellings. Residents accepted that development was needed, but this needed to be within the bounds of the village.

There would be no countryside side gap between Campton and Shefford, only the A507. There would be an increase in the volume of traffic in the area, specially at the junction with the A507. The local school was full and additional children would lead to an increase in school transport.

Mr Booton, spoke on behalf of Campton and Chicksands Parish Council, and was pleased that the Glebe, Campton had not been selected in the proposed pre-submission Local Plan and that local people had been listened to. The Parish Council recognised the need for housing growth. However, the Parish Council was concerned that HAS08 had increased to 66 dwellings. Campton had 191 houses and an increase of the level proposed would change the nature of the village. He was concerned that the development of a separate road and would form a backfill, setting a precedent for other planning applications. The maps in the Plan did not show the new Campton fields development. He requested that a review of the number of dwellings be carried out and that the space between Campton and Shefford be retained so that coalition did not occur.

Mr Ward raised concerns that the proposed Plan had been rushed, consultation feedback had not been considered and there were flaws in the proposals. He believed that the Inspector would determine that the Plan was unsound. In particular, Mr Ward highlighted the proposed growth in Arlesey which he contended was disproportionate. Arlesey was a small rural settlement with around 2,700 dwellings and a further 1,400 homes expected to be delivered as part of the current masterplan. The proposal to add a further 2,000 would result in Arlesey doubling in size. The Housing Needs Survey in the Arlesey Neighbourhood Plan had identified a need for 46 affordable housing units and 35 sale. No other villages had been allocated this extent of additional housing. He recognised the need for additional housing, but this would have an impact on the environment, affecting the quality of life for residents in the area. He was also concerned that the A507 and A1M were already at capacity. He requested the Council to reject the proposed Plan.

In response to the above comments, the Executive Member for Regeneration explained that the Executive were being asked to recommend to Council that the draft Pre-Submission Local Plan should be approved for public consultation. The consultation would commence on 11 January 2018 for a period of 6 weeks. Following this, Officers would analyse the responses to the consultation and submit them to the Inspector. A public enquiry would then be convened and all Members and the public who objected to the Plan would have the opportunity to address the Inspector.

He was aware of the public concern in Campton about the proposed allocation. The Plan had been drafted based on technical evidence. The Council had previously consulted on the broad areas for growth and the outcome from this was that the broad areas were acceptable, so the majority of the proposed development was based around these areas. He urged Members, Town and Parish Councils and residents to respond to the consultation.

E/17/100 **Forward Plan of Key Decisions**

RESOLVED

that the Forward Plan of Key Decisions for the period 1 February 2018 to 31 January 2019 be noted.

E/17/101 **Central Bedfordshire Local Plan**

The Executive considered a report from the Executive Member for Regeneration that presented the pre-submission Central Bedfordshire Local Plan. The Plan was a key strategic planning document for Central Bedfordshire and would guide and support the delivery of new infrastructure, homes, jobs and how this would be achieved and delivered up until 2035. The report sought approval to release the draft Pre-submission Local Plan for public consultation for a period of 6 weeks commencing 11 January 2018. The Local Plan had been prepared using a range of new background evidence work. The feedback from the consultation would be used to propose modifications to the Plan which would be submitted alongside all documentation to the Secretary of State in Spring 2018.

In response to questions, the Executive Member for Regeneration responded as follows:-

- Members and the public were encouraged to attend the drop in sessions that were taking place across Central Bedfordshire and to respond to the consultation;
- Members and the public were encouraged to attend the engagement meetings with developers to help influence master planning, as it was through this process that detailed proposals for each allocation would be developed;
- the number of houses in Houghton Regis had not been double counted, as the Plan reflected both approved proposals and new for growth;
- Policy CC6 Water Quality did give consideration to water supply and confirmed that the environmental framework would be updated;
- the duty to cooperate with neighbouring authorities was ongoing and Councillors Clarke, Collins, Dixon and Matthews were taking a leading role in liaising with Cambridgeshire, Bedford, Luton and Milton Keynes Councils to ensure that the Plan took account of cross-border issues. This work would continue until the Plan was submitted;
- planning applications for development in Arlesey would require a transport assessment and the necessary modelling to assess the impact on traffic on the A507.

- it was unclear how the Government were going to proceed with the Community Infrastructure Levy (CIL). In the meantime, the Council would continue to negotiate Section 106 Agreements to secure investment in necessary infrastructure;
- it was essential that the open nature of countryside in the gaps between villages/towns be maintained in order to retain the character of these settlements and prevent the potential loss of their individual identity; and
- confirmed that there was a mixed use development allocated for Henlow.

The Director of Regeneration and Business confirmed that the Executive and Council on 10 January were being invited to approve the release of the pre-submission Central Bedfordshire Local Plan for statutory consultation to provide Members and the public with an opportunity to provide their comments.

The Leader proposed the following additional recommendations to Officers and this was duly seconded:-

- ‘1. To note that the Local Plan identifies the importance of development being infrastructure led and requests officers to ensure that priority is given to the early delivery of the infrastructure, including through the master planning process for the proposed allocations.
2. To note that the Local Plan recognises and addresses the importance of avoiding coalescence and requests officers to consider how this could be strengthened even further through supporting technical guidance that further emphasises the importance of countryside gaps to support the sustainable growth approach that underpins the Plan.
3. To ensure that new developments and homes are constructed to a high standard, the Council will continue to press the Government for powers to ensure this.’

Reason for decision: To ensure that the Council has an up to date Plan in place to guide development within the area to facilitate the infrastructure, homes and jobs that residents need. If the Council fails to submit the Local Plan by 31 March 2018 or the date at which the National Planning Policy Framework was published as the deadline for submission, the Council would have new housing need figures imposed on it and would need to plan for the additional housing as well as any unmet need from neighbouring authorities. Also failure to submit the Plan would risk a loss of control of the process and speculative development with no prospect of maintaining a five year housing land supply in the face of an annual requirement of 2553 homes.

RESOLVED

- 1. to note that the Local Plan identifies the importance of development being infrastructure led and requests officers to ensure that priority is given to the early delivery of the infrastructure, including through the master planning process for the proposed allocations;**
- 2. to note that the Local Plan recognises and addresses the importance of avoiding coalescence and requests officers to consider how this could be strengthened even further through supporting technical guidance that further emphasises the importance of countryside gaps to support the sustainable growth approach that underpins the Plan; and**
- 3. to ensure that new developments and homes are constructed to a high standard, the Council will continue to press the Government for powers to ensure this.**

RECOMMENDED to Council

- 1. that the draft Pre-Submission Local Plan be approved for the purposes of publication; and***
- 2. to delegate authority to the Director of Regeneration and Business, in consultation with the Executive Member for Regeneration, to make any minor amendments to the Local Plan prior to publication.***

The decision was unanimous.

E/17/102

Draft Budget 2018/19 and Medium Term Financial Plan

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the draft Budget for 2018/19 and updated the Medium Term Financial Plan (MTFP). It was noted that the report had been published before the Provisional Financial Settlement for Local Government had been released. This included lifting the Council Tax referendum limit by 1% for 2018/19 and 2019/20. The report proposed a 1.5% increase in Council Tax plus the 3% adult social care precept, making a total increase of 4.5%. The report sought approval for the draft Budget and MTFP as the basis for consultation.

In response to questions, the Deputy Leader and Executive Member for Corporate Resources confirmed that the proposals would be considered by the Corporate Resources Overview and Scrutiny Committee (CROSC) on 25 January 2018 and all Members were invited to attend. The Executive Member moved an amendment to the recommendation to clarify that the consultation would include residents and local businesses, as well as scrutiny and other interested parties. This was duly seconded.

Reason for decision: To enable consultation on the draft budget 2018/19 and MTFP 2018/19-2021/22, prior to recommendations being made by the Executive on 6 February 2018 to Council on 22 February 2018.

RESOLVED

that the draft Budget for 2018/19 and the updated MTFP 2018/19 – 2021/22 be approved as the basis for consultation with the Corporate Resources Overview and Scrutiny Committee, residents, local businesses and other interested parties.

The decision was unanimous.

E/17/103

Draft Capital Programme 2018/19 to 2021/22

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the proposed Capital Programme for the Medium Term Financial Plan period 2018/19 to 2021/22. The proposed Capital Programme would continue to support the following significant schemes:

- New School Places
- M1/A421 Junction 13 – Milton Keynes Magna Park
- M1/A6 Link Road
- Highways Structural Maintenance
- Dunstable Leisure Centre and Library
- IT Digitisation
- Purchase of Waste Fleet
- Integrated Health and Care Hubs in Biggleswade and Dunstable.

The Executive Member moved an amendment to the recommendation to clarify that the consultation would include residents and local businesses, as well as scrutiny and other interested parties. This was duly seconded.

Reason for decision: To enable consultation on the draft Capital Programme 2018/19 – 2021/22, prior to recommendations being made by the Executive on 6 February 2018 to Council on 22 February 2018.

RESOLVED

that the Capital Programme for 2018/19 to 2021/22 be approved for consultation with the Corporate Resources Overview and Scrutiny Committee, residents, local businesses and other interested parties.

The decision was unanimous.

E/17/104 **Draft Budget for the Housing Revenue Account (Landlord Business Plan) 2018/19**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the draft Housing Revenue Account (HRA) Landlord Business Plan Budget for 2018/19.

In response to a questions, the Executive Member for Social Care and Housing confirmed she would speak directly to the relevant Member about the proposals for Houghton Regis Central. A report on the Homelessness Reduction Act had been considered by Social Care, Health and Housing Overview and Scrutiny Committee on 5 June 2017 and the Executive on 13 July 2017. Members had received a briefing on homelessness on 20 December 2017 and a second session was proposed to be held on 8 February 2018. The Executive Member would arrange for the notes from the first briefing session to be circulated to Members.

Reason for decision: To enable consultation on the draft HRA 2018/19, prior to recommendations being made by the Executive on 6 February 2018 to Council on 22 February 2018.

RESOLVED

that the draft Housing Revenue Account budget proposals for 2018/19, as set out in the report, be approved as the basis for consultation with the Corporate Resources Overview and Scrutiny Committee, tenants and the public.

The decision was unanimous.

E/17/105 **Recommissioning Continuing Support Services for Children**

The Executive considered a report from the Executive Members for Social Care and Housing and Education and Skills that proposed the approach to the recommissioning of support services for children and an associated Communication and Consultation Plan. It was intended to implement a commissioning model consistent with the “one family, one worker, one plan” approach which sat at the heart of the Council’s transformation programme.

Reason for decision: To ensure that the Council met its statutory obligation to deliver specific services to children, young people and families.

RESOLVED

- 1. that the recommissioning approach and process be endorsed; and**
- 2. that the engagement approach, set out in the Communication, Engagement and Consultation plan, be approved.**

The decision was unanimous.

E/17/106 **Exclusion of Press and Public**

RESOLVED

to exclude the press and public from the meeting for the following item of business on the grounds that its consideration was likely to involve the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

E/17/107 **Urgent Item of Business - Purchase of Nights Inn Hotel for Use as Transitional Accommodation**

The Executive considered a report from the Executive Member for Social Care and Housing that set out the rationale for the proposed purchase of a 20 bedroom hotel in Luton. Approval was sought for the site to be purchased via the Housing Revenue Account to enable the property to provide transitional accommodation to residents who were made homeless.

Reason for decision: To ensure that the Council met its statutory obligation to provide accommodation for those residents in Central Bedfordshire that were homeless.

RESOLVED

- 1. that the purchase of the Nights Inn Hotel, as set out in the report, be approved; and**
- 2. that the Director of Community Services, in consultation with the Executive Member for Education, Skills and Assets, be authorised to finalise the terms of the proposed purchase.**

The decision was unanimous.

(Note: The meeting commenced at 9.30 a.m. and concluded at 11.20 a.m.)

Chairman

Dated