



**MINUTES
OF THE MEETING OF THE
CABINET**

TUESDAY, 13 MARCH 2018

Held at 7.00 pm in the Council Chamber Area B - Rushcliffe Borough Council,
Rushcliffe Arena

PRESENT:

Councillors S J Robinson (Chairman), A Edyvean, G Moore and R Upton

OFFICERS IN ATTENDANCE:

L Webb	Constitutional Services Officer
D Banks	Executive Manager - Neighbourhoods
A Graham	Chief Executive
J Crowle	Solicitor
G O'Connell	Monitoring Officer
A Pegram	Service Manager - Communities

APOLOGIES:

Councillors D Mason

49 Declarations of Interest

There were no declarations of interest.

50 Minutes of the Meeting held on 13 February 2018

The minutes of the meeting held on Tuesday 13 February 2018 were approved as a correct record and signed by the Chairman.

51 Revenue and Capital Budget Monitoring 2017/18 - Quarter 3 Update

The Portfolio Holder for Finance presented the report of the Executive Manager – Finance and Corporate Services, to provide an update on the Council's budget position for both revenue and capital accounts as at 31 December 2017. It was noted that the budget position had already been considered by the Corporate Governance Group on 8 February 2018 (Corporate Governance Group Minute No.34 2017/18)

The Portfolio Holder advised that projected revenue outturn amounted to £577,000, of which £454,000 related to additional government funding due to business rates relief changes. It was also noted that capital scheme re-phasing and potential savings were £10,587,000. The Portfolio Holder advised that at its meeting on 19 February 2018 the Strategic Growth Board had supported a request be made to Cabinet to allocate £50,000 of the current projected underspend to the Strategic Growth Board budget. It was noted that there was

currently £44,622 remaining in the budget, with commitments amounting to £19,000. The Portfolio Holder noted that the current budget position of the Council encouraged growth whilst also delivering high quality services to residents.

In seconding the recommendations Councillor Edyvean was pleased that the Council was maintaining well controlled finances whilst also delivering first class services to residents. Councillor Edyvean stated that despite ambitious capital expenditure plans such as the finalisation of the Cotgrave regeneration project, testament should be paid to the Executive Manager – Finance and Corporate Services and the rest of the Finance team for being able to manage the Council's finances effectively.

Councillor Robinson was pleased to note the excellent accounts of the Council and to see the realisation of capital expenditure in transformation projects such as the regeneration of Cotgrave town centre and the Land off Chapel Lane, Bingham.

It was RESOLVED that:

- a) the projected revenue and capital budget positions for the year of £577,000 revenue efficiencies, and £10,587,000 from capital scheme re-phasing and potential savings be noted.
- b) £50,000 to be taken from the current year's projected underspend position to replenish the Strategic Growth Board budget.

Reasons for decisions

To demonstrate good governance in terms of scrutinising the Council's ongoing financial position and compliance with Council Financial Regulations.

52 Progress Report and Review of the Planning Peer Challenge Recommendations

The Portfolio Holder for Housing and Planning presented the report of the Executive Manager – Communities which provided an update on the progress made in the delivery of the actions which were set in accordance with the recommendations of the planning peer challenge which had taken place in February 2017. It was noted that the main recommendation of the Planning Peer Challenge had been to introduce controlled public speaking at Planning Committee. The Portfolio Holder also noted the other recommendations as outlined in the officer's report.

The Portfolio Holder was pleased to note that majority of the actions that addressed the recommendations had been completed, including changes to the Development Control Committee which included its renaming as the Planning Committee, the implementation of an earlier start time, a reduction in the size of the committee and the removal of ex-officio roles. It was also noted that an updated public speaking protocol had been attached to the report in which the Cabinet were asked to approve so that the amended protocol could be formally adopted.

In seconding the recommendations, Councillor Moore endorsed the work of those who took part in the Planning Peer Challenge and noted that it was healthy for the Council to take part regularly in peer challenges in order to learn from best practice. Councillor Moore also endorsed the introduction of controlled public speaking at Planning Committee which he believed had improved the perception of transparency of the decision making process and of the Council.

Councillor Edyvean in endorsing the recommendations believed that the changes made with regard to the Planning Committee had enhanced the role of the ward Councillor and was pleased to note that the introduction of controlled public speaking was being delivered effectively.

Councillor Robinson was pleased to report positive feedback on the new procedures received from the Parish Councillors who had spoken at the Planning Committee. Councillor Robinson also noted his support for the introduction of the equal length of timings of those wanting to speak at Planning Committee.

It was RESOLVED that:

- a) the progress made in delivering the actions identified in the Action Plan on the Planning Peer Challenge recommendations be noted.
- b) the proposed changes to the public speaking protocol for Planning Committee, as detailed at Appendix 3 of the officer's report be approved.
- c) that the Executive Manager – Communities, in consultation with the Portfolio Holder for Planning and Housing and the Chairman of the Planning Committee be delegated authority to make minor changes to the public speaking protocol for Planning Committee.

Reason for decisions

The continued delivery of the action plan will ensure the Council's planning services are aligned to delivering the significant growth agenda. Furthermore, public engagement with the planning service has been enhanced through improved committee procedures, including but not limited to controlled public speaking.

53 Affordable Housing Review

The Portfolio Holder for Housing and Planning presented the report of the Executive Manager – Neighbourhoods. The report provided Cabinet with a review of affordable housing including progress to date, forward projections and the emerging opportunities to create additional affordable housing in the Borough.

The Portfolio Holder noted that the availability of affordable housing was a current national debate but was pleased that officers were being proactive in

the growing need of affordable housing within Rushcliffe. The Portfolio Holder advised that the Council's main sources of new affordable housing had been Section 106 sites, the redevelopment of garage sites, in partnership with Metropolitan Housing and the development of rural exception sites. It was also noted that the affordable housing projection for 2017/18 to 2021/22 was 805 new properties.

The Portfolio Holder noted that there was currently £1.6 million available in the capital fund programme set aside to support affordable housing. The Portfolio Holder recommended that if approved, funding should be used to seek suitable sites in small communities within the Borough for affordable housing sites. The Portfolio Holder was pleased to recommend to Cabinet the disposal of two sites at Malwood, Cotgrave and Walcote Drive, West Bridgford at nil value to Metropolitan Housing in order for 7 affordable housing units to be developed.

The Portfolio Holder suggested an alteration to recommendation b) outlined in the report. The Portfolio Holder proposed that recommendation b) should read

“approve the commissioning of rural housing needs surveys and exception site development in consultation with Parish Council’s.”

The Portfolio Holder believed that after consideration that rural housing needs surveys should not be commissioned independent from support of Parish Councils.

In seconding the recommendations Councillor Edyvean noted his support for using small amounts of Council land to facilitate the provision and supply of affordable housing. Councillor Edyvean also confirmed that the delivery of affordable housing was a priority of the Council and was pleased that the Council's commitment to affordable housing meant that affordable housing was being delivered more successfully in Rushcliffe than in other neighbouring authorities.

Councillor Robinson welcomed the alteration to recommendation b) and was pleased that it was projected for the Council would deliver 805 affordable by the end of 2021/22.

Councillor Moore supported the delivery of affordable homes through rural exception sites and supported the amendment to the recommendation as he believed that working with the Parish Council's was an effective method to understand the housing needs of rural areas.

It was RESOLVED that:

- a) the Council owned site at Marlwood, Cotgrave and of the Council's part ownership of a site at Walcote Drive, West Bridgford be disposed of to Metropolitan Housing at a nil value to facilitate the delivery of affordable housing as determined by the Council, subject to advertising the proposed disposals as set out in paragraph 7.2 of the officer's report.
- b) that the Portfolio Holder for Economic Growth and Business be delegated authority to consider any representations received in regard to a) above.

- c) the commissioning of rural housing needs surveys and exception site development, in consultation with Parish Councils, be approved.
- d) the package of measures as detailed at paragraphs 4.5, 4.6 and 4.7 of the officer's report to increase the provision of affordable housing, utilising the Council's approved capital programme allocation for affordable housing, be approved.

Reason for decisions

To assist with the Council's delivery of affordable housing.

54 Draft Character Appraisal and Proposed Conservation Area for Kneeton

The Portfolio Holder for Housing and Planning presented the report of the Executive Manager – Communities. The Portfolio Holder explained that upon the request of local residents and Councillor Lawrence as ward Councillor, Kneeton had been considered as a conservation area because of its architectural and historic interest which would fulfil the criteria of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Portfolio Holder advised that public consultation had taken place on a draft conservation area and an associated appraisal and management plan following approval by Cabinet in July 2017 (Minute No.12 2017/18). It was noted that there had been one objection during the consultation on behalf of the trustees to the Kneeton estate and which was detailed in section 3.4 of the officer's report. The Portfolio Holder advised that the trustees felt that any conservation area proposal should be put on hold until the Council had considered the private 'plan' produced by the trustees. It was noted that the Council were not willing to make any changes to the draft proposal as any suggested changes would be less successful in achieving the purposes of a conservation area designation. The Portfolio Holder noted that the adoption would not be officially completed until notices were published in the Nottingham Post and London Gazette.

In seconding the recommendations Councillor Moore advised that rural life should be protected and influenced by residents who cared about and were willing to preserve where they lived. Councillor Moore commended the work of the residents to protect the village.

Councillor Robinson noted that Rushcliffe was fortunate to have exceptional and attractive rural villages that should be protected through the planning process and was also pleased to note that a great many residents had expressed their views during the consultation period.

It was RESOLVED that:

- a) the village of Kneeton, as shown edged red on the Plan at Appendix A of the officer's report, be designated as a conservation area under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- b) the Conservation Area Character Appraisal at Appendix B of the officer's

report be adopted, as the document which outlines and describes the special architectural and historic character of the conservation area of which it will be desirable to preserve or enhance.

Reason for decision

To comply with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

55 Keyworth Neighbourhood Plan

The Portfolio Holder for Housing and Planning presented the report of the Executive Manager – Communities. It was noted that the Keyworth Neighbourhood Plan was submitted to the Borough Council in July 2017 and following consultation it had proceeded to independent examination. The Portfolio Holder explained that subject to a number of proposed modifications the Plan could now proceed to a referendum if approved by Cabinet.

It was noted that the Borough Council agreed with the proposed modifications and was satisfied that the Neighbourhood Plan met the basic conditions and statutory requirements for neighbourhood plans. The Portfolio Holder noted that comments had been made by some Keyworth Parish Councillors in regards to the independent inspector's modifications but confirmed that the Keyworth Neighbourhood Plan could now not be significantly modified as it had already been inspected in its draft form and therefore any further changes would create significant time delays.

The Portfolio Holder advised that if taken to a referendum that resulted in a vote in favour of it becoming part of the local development plan, a report would be presented to Council with a recommendation that the Keyworth Neighbourhood Plan be made part of the statutory development plan for Rushcliffe.

In seconding the recommendations Councillor Edyvean congratulated the residents who helped produce the Keyworth Neighbourhood Plan and noted that Keyworth Parish Council believed that some of the modifications outlined in the examiner's report were not wholly driven by the requirements of a Neighbourhood Plan. Councillor Edyvean advised that despite this Parish Council was satisfied with the proposed plan and that it should now be put to a referendum.

Councillor Robinson noted that the Council were very supportive of the implementation of neighbourhood plans because they produced a voice for local communities within the Borough in the planning process.

It was RESOLVED that:

- a) the Keyworth Neighbourhood Plan Examiner's recommended modifications to the Keyworth Neighbourhood Plan be accepted.
- b) a referendum for the Keyworth Neighbourhood Plan, with the area for the referendum being the Parish of Keyworth, be held.

- c) the 'Keyworth Neighbourhood Plan Decision Statement' be approved and published.

Reason for decisions

The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.

The meeting closed at 7.28 pm.

CHAIRMAN