

## **Executive – 10 September 2014**

**Present:** Councillor Williams (Chairman)  
Councillors Mrs Adkins, Mrs Herbert, Hunt, Mrs Stock-Williams and Mrs Warmington

**Officers:** Ann Rhodes (Planning Policy Officer), Nick Bryant (Policy Lead), Paul Harding (Corporate Strategy and Performance Manager), Steve Plenty (Finance Manager), Paul Fitzgerald (Assistant Director – Resources) and Richard Bryant (Democratic Services Manager and Corporate Support Lead)

**Also present:** Councillors Coles, Henley, Morrell and A Wedderkopp  
Robin Upton, White Young Green (WYG)

(The meeting commenced at 6.15 pm.)

### **51. Apology**

Councillor Cavill.

### **52. Minutes**

The minutes of the meeting of the Executive held on 9 July 2014, copies of which had been circulated, were taken as read and were signed.

### **53. Jurston (Wellington) Development Brief**

Considered report previously circulated, which proposed the adoption of the Jurston Development Brief as a Supplementary Planning Document.

The Taunton Deane Core Strategy 2011-2028 Development Plan Document which had been adopted in September 2012 set the strategic framework for development across the district for the period to 2028. It included a number of strategic sites including Cades/Jurston in Wellington.

In the Core Strategy Jurston was identified in Policy SS4 as a new compact urban extension east of Wellington which would include around 900 new homes at an overall average of 35-40 dwellings per hectare; 25% of new homes to be affordable homes in line with Policy CP4: Housing; A new local centre with associated community infrastructure; A new north-south link road between Taunton Road and the A38; A local bus loop to provide public transport access to and from the new residential areas; and a green wedge of approximately 30 hectares.

The Core Strategy also provided that development of strategic sites at Wellington would be further guided by a Masterplan and design code to ensure a coordinated approach to the delivery of these sites.

Reported that a draft Development Brief had been prepared which addressed the requirements of the allocation for a Masterplan. This set out contextual information (location, history, planning policy, consultation), constraints and opportunities presented by a site and a set of principles to guide the type, form, layout and look of development for it. A copy of the Brief had been circulated to Members of the Executive.

The design codes would be used to guide development proposals. The Brief – which had been prepared in conjunction with the site's promoters C G Fry and Son and their consultants, WYG - related solely to the Jurston parcel of the allocation as planning consent had already been granted on the Cades Farm part of the allocation.

The Masterplan has been shaped by community and stakeholder involvement. The Prince's Trust had been commissioned to facilitate independent consultation with statutory consultees, local interest groups and societies, Councillors and officers from the County, District and Town Councils.

The Council had published the draft Development Brief for public consultation and a full summary of representations received together with the Council's responses thereto were detailed in the report.

Under the National Planning Policy Framework and Town and Country Planning (Local Planning) Regulations, the Council could adopt documents such as Supplementary Planning Documents (SPD) where they added value, detail and guidance to the existing policies in the Core Strategy Development Plan Document. A SPD would be an important material consideration in the determination of a future planning application for Jurston.

Further reported that as part of the procedure for SPD's a Sustainability Appraisal Screening process was usually undertaken. However, as the site allocation was underpinned by the Core Strategy Sustainability Appraisal and additional ecological assessment work, additional screening was not required. A copy of the Sustainability Appraisal Screening Determination was also submitted for the information of Members.

The Community Scrutiny Committee met on the 2 September 2014 to consider the Jurston Development Brief and had unanimously recommended the Executive to adopt the Brief as Supplementary Planning Document. In addition, the Committee had highlighted the need for negotiations to continue in respect of highways issues, school provision and sports provision.

**Resolved that:-**

- (1) The content of the report, the summary of consultation, Sustainability Appraisal Screening Determination and the Jurston Development Brief all be noted; and
- (2) Full Council be recommended to adopt the Jurston Development Brief as a Supplementary Planning Document to be used in the Development Management Process for assessing future applications of the Jurston site.

#### 54. **Financial and Performance Monitoring – Quarter 1 2014/2015**

Considered report previously circulated, which provided an update on the projected outturn financial position and performance of the Council to the end of Quarter 1 of 2014/2015 (as at 30 June 2014).

Monitoring the Corporate Strategy, performance indicators and budget was an important part of the Council's performance management framework. Regular scrutiny of its performance was an essential part of the Council's Governance framework.

Reported that a summary of the Council's Financial Performance at the end of Quarter 1 was as follows:-

##### **General Fund (GF) Revenue**

The overall financial position of the Council was that the GF outturn position was currently projected at a level 0.79% below that budgeted - a £99,000 underspend. However, it was feasible that this forecast could range from £50,000 to £100,000 below budget at this stage.

The major underspends and overspends forecasted for year-end related predominantly to demand-led services where it is more difficult to predict income levels with certainty. The current position relating to the following services was reported:-

- Waste Collection and Recycling;
- Parking;
- Planning Advice and Applications;
- Crematorium and Cemeteries; and
- Housing Benefits.

Budgets and forecasts were based on known information and the best estimates of the Council's future spending and income through the budget monitoring process. During this process risks and uncertainties were identified which could impact the financial projections, but for which the likelihood, and/or amount were uncertain.

Reported that the risks identified through the Quarter 1 process were Fluctuation in demand for services; Bed and Breakfast; Business Rates and year-end adjustments.

##### **General Fund (GF) Reserves**

The GF reserve balance at the start of the year was £2,537,000 but this had been reduced to £2,092,000 as a result of the decisions taken at the special meeting of Full Council on 19 August 2014 relating to the use of the 2013/2014 underspend. If the current trend continued and the Council took no further alternative action in the year, the potential underspend of £99,000 would be transferred to this reserve, increasing the projected balance to £2,191,000 at the end of the financial year.

##### **Housing Revenue Account (HRA)**

The current forecast outturn for the Council's Housing Revenue Account (HRA) was a surplus of £373,000 (1.4% of budget). The main variance being reported was

Rental Income.

Noted that the risks identified to date were Rental Income; Responsive Maintenance; and Voids.

### **Housing Revenue Account (HRA) Reserves**

The HRA reserves at the start of the year were £3,059,000. Following approved budget allocations during 2014/2015, the budgeted balance was currently £2,171,000 and was forecasted to be £2,544,000 at the end of the current financial year.

### **Deane DLO Trading Account**

At Quarter 1 the DLO was forecasting a zero variance to budget and would be able to meet its target to contribute £101,000 to the General Fund.

### **Deane Helpline Trading Account**

The Deane Helpline was forecasting a year end outturn net deficit of £74,000 which was an underspend of £12,000, against a budgeted cost of £86,000.

### **General Fund (GF) Capital Programme**

The GF approved Capital Programme for 2014/2015 was £14,307,000. This related to schemes which would be completed over the next five years. Of this, £7,018,000 was planned to be spent during the current financial year.

### **Housing Revenue Account (HRA) Capital Programme**

The HRA approved Capital Programme for 2014/2015 was £19,904,000. This related to schemes which would be completed over the next five years. The profiled budgeted spend for 2014/2015 was £17,354,000, with the remainder planned to be spent in 2015/2016.

Further reported that with regard to the Council's performance, the Corporate Scorecard (which had been submitted for the information of Members) contained details of Quarter 1 2014/2015 performance against the Council's key priorities, finance and corporate health indicators. In total there were 55 indicators which were reported against, covering these areas.

The following table detailed the High Level Performance Summary for Quarter 1:-

	No. of measures	Green	Amber	Red	Not Due
<b>Total Measures Reported</b>	<b>55</b>	39 (71%)	11 (20%)	1 (1.8%)	4 (7.2%)

At the corresponding point last year, 33 (59%) of indicators were Green and 5 (9%) Red.

The one red indicator this quarter related to the time taken to respond to complaints. There did not appear to be a single specific cause of this downturn in performance in respect of this measure although the indicator would continue to be closely monitored.

A further table was submitted which provided a quick means of identifying how the Council was performing against each Corporate Aim and against our Finance and Corporate Health indicators.

**Resolved** that the report be noted.

(The Chairman left the meeting at 7.04 p.m. during the discussion of the above item. Councillor Mrs Stock-Williams took the Chair for the remainder of the meeting.)

55. **Executive Forward Plan**

Submitted for information the Forward Plan of the Executive over the next few months.

**Resolved** that the Forward Plan be noted.

(The meeting ended at 7.08 p.m.)