

Agenda for Council

Wednesday, 4th December, 2024, 6.00 pm

To: All elected Members of the Council; Honorary Aldermen

Venue: Council Chamber, Blackdown House, Honiton

Contact: Andrew Melhuish, Democratic Services Manager;

(or group number 01395 517546)
Issued Monday, 25 November 2024



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This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council YouTube channel](#)

Dear Sir/Madam

Meeting of the Council of the District of East Devon on Wednesday, 4th December, 2024 at 6.00 pm

You are called upon to attend the above meeting to be held in the Council Chamber, Blackdown House, Honiton. It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers expedient.

Yours faithfully

A handwritten signature in black ink that reads "T. Hendren".

Tracy Hendren
Chief Executive

1 Apologies

2 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

3 Minutes of the previous meeting (Pages 6 - 14)

4 Public speaking

Information on [public speaking](#) is available online

5 Matters of urgency

Information on [matters of urgency](#) is available online

6 Announcements from the Chair of Council and the Leader of Council

7 Confidential/exempt item(s)

To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way, but if confidential minutes from Cabinet and/or the Council's Committees are being discussed, Officers may recommend consideration in the private part of the meeting.

8 To answer questions asked by Members of the Council pursuant to Procedure Rules No. 9.2 and 9.5 (Pages 15 - 19)

9 Reports from the Cabinet and the Council's Committees and questions on those reports (Pages 20 - 82)

10 Recommendation from Cabinet - 30 October 2024: Council Financial Plan 2025/2035 (Pages 83 - 110)

11 Recommendation from Licensing & Enforcement Committee - Statement of Gambling Policy (Pages 111 - 169)

12 Recommendation from Strategic Planning Committee - Local Development Framework (Pages 170 - 185)

13 Motion on Notice - Inheritance Tax (Agricultural Property Relief) (Pages 186 - 188)

Motion on Notice – Inheritance Tax (Agricultural Property Relief)

Proposer: Cllr Colin Brown

Seconded: Cllr Alasdair Bruce.

The motion has been supported by Councillors Aurora Bailey, Brian Bailey, Jenny Brown, Iain Chubb, Mike Goodman, Stuart Hughes and Ben Ingham.

This Council notes with concern the proposed changes to inheritance tax announced by the Government in the recent Autumn budget, which would scrap Agricultural Property Relief (ARP).

ARP has been instrumental in allowing British family farms to remain intact across generations, supporting food security, sustaining rural communities, and aiding environmental stewardship.

This tax is estimated to impact over 70,000 farming families with an inheritance tax bill of at least £240,000, which will force many to sell portions of their land or close entirely, paving the way for corporate ownership over family ownership.

The Council believes that this tax will have severe impacts:

1. Food Security: Selling off land and closing farms will put our national food independence at risk, at a time when global stability is already fragile. British family farms are critical to ensuring a steady supply of homegrown food.
2. Rural Community Stability: Family farms are the foundation of rural Britain, contributing to local jobs, schools and local services. The Government proposed tax, risks destabilising communities, eroding the rural way of life, and causing a negative ripple effect across the countryside.
3. Environmental Stewardship: Farms cover 70% of the UK's land, with family farms playing a leading role in nature recovery, biodiversity, and sustainable land management. The sale and fragmentation of these lands would hinder conservation efforts and undermine environmental initiatives.

This Council resolves to: Oppose the government's changes to inheritance tax affecting family farms.

Advocate for the exemption of family farms to preserve the UK's food security, rural communities, environmental initiatives.

Request all opposition parties oppose this budget inheritance tax on this basis.

This Council urges all Councillors to stand with Britain's family farmers, to support our rural communities, and that the CEO sends a letter to the Chancellor of the Exchequer and the Minister of State for Food Security and Rural Affairs Daniel Zeichner signed by all group leaders formally rejecting this proposed 'family farm tax'.

Proposer: Councillor Henry Riddell

Seconded: Councillor Dan Ledger

The motion has been supported by Councillors Aurora Bailey, Brian Bailey, Colin Brown, Jenny Brown and Mike Goodman

Motion Received: 20 November 2024

Housing

“Damp and mould has serious impacts on residents' lives and can cause negative health implications which can be life changing.

The council's stock condition survey has identified a number of properties with damp and mould and work is already underway to scrutinise the data received, understand works completed since the surveys took place and organise works outstanding. 33% of properties surveyed had some damp (40% benchmark at similar authority)- this could be condensation through to major damp. All Cat 1 & 2 damp and mould cases (9.81% of surveyed stock) were referred to the Council at the point of identification in order for works to be completed urgently.

Under Awaab's law the council has to investigate each complaint about damp and mould in social housing and this will be extended to the private rented sector next year. If they do not, residents will be able to hold their landlords to account by taking legal action through the courts for a breach of contract. The Council are awaiting further guidance from the Housing Ombudsman on Awaab's Law and other new standards. Once this guidance has been received a robust policy and procedure will be produced. for the Housing review board to consider.

In light of the above, the Council resolves to:

- Rectify the outstanding Cat 1 & 2 damp and mould issues at the relevant properties as a matter of urgency, creating schedules of works to eradicate damp and mould. That these plans are put in place before the end of the financial year for these properties.
- A full communications plan being established for all residents, whether owner occupier, social, affordable or privately rented, on how to identify, report, remove and reduce damp and mould in their property.
- Create robust policy and procedures before the next financial year to ensure the council is well placed to deal with the impacts of new legislation and regulations coming forward to the social housing sector. This will have particular focus on Awaab's law once guidance has been released.”

15 **Appointment of Co Opted Tenant Members to the Housing Review Board**
(Pages 192 - 193)

16 **Poverty Working Group - To appoint a councillor**
To appoint a councillor to the Poverty Working Group.

17 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

Exclusion of the Press and Public

To consider passing a resolution having been duly proposed and seconded under Schedule 12A of the Local Government Act 1972 to exclude the press and public from the meeting, on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, within the meaning of Schedule 12A to the Local Government Act 1972.

Reason: Para 5 Schedule 12A Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings

18 Recommendation from Cabinet - 30 October 2024: Beer Cliffs Contribution (Pages 194 - 199)

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.

Members of the public exercising their right to speak during Public Question Time will be recorded.

[Decision making and equalities](#)

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