

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Strategic Planning Committee held at Online via the zoom app on 15 December 2020**

#### **Attendance list at end of document**

The meeting started at 2.00 pm and ended at 6.10 pm

#### **89 Public speaking**

Councillor Matt Osborn representing Cranbrook Town Council and the residents of Cranbrook spoke about the continued delays and loss of faith of a promised town centre. He advised the committee that residents want the delivery of a town centre now and thanked the Planning Officers, Ward Members and Committee Members for their hard work in the negotiations that had gone into producing the current proposal which delivers what Cranbrook needs. He urged Committee Members to listen to the people of Cranbrook and look at how to start to deliver for Cranbrook.

Lythan Nevard, Minister for Cranbrook welcomed the changes that had been made since the last Strategic Planning Committee. She welcomed the provision of apartments on top of retail units in the town centre and saw this as a means of providing smaller and more affordable housing in the town. She also welcomed the additional space for community facilities which was so desperately needs. She stressed there was so much potential for Cranbrook but this was held back because of the lack of space for people to meet and urged members to consider the extra space in the town centre which the town needs. She stated this may not be the dream of what a town centre might look like but would rather have a living breathing town centre that worked for a community rather than something that was award winning.

Mr Paul Smith, a resident of Cranbrook, had submitted a statement read out on his behalf by the Democratic Services Officer, which stated:

I commend the extensive work undertaken by council officers in preparation of the New Local Plan preparation advisory report and draught 'Issues & Options Consultation document – Jan 2021, prepared against a backdrop of changing Government Housing policy, and the introduction of Environmental and Agricultural Legislation which will have far reaching implications for the use of agricultural land, and permitted levels of air and noise pollution.

However I have concerns with regard to 'information' included in both report and Consultation documents.

**Report para 7.8** suggests that at the present trajectory of house building within EDDC there will be a shortfall of 6415 dwellings by 2031. The existing Local Plan indicates an objectively assessed housing need figure of 17100 during the lifetime of the Plan. A review of the latest House Monitoring report, March 2020 indicates that between 2013-2020 houses in excess of 6000+ were built, and between 2020 -2031 houses totalling 18415 are projected to be built. This does not include an increasing number of windfall sites coming forward. A 5 year land supply was confirmed throughout the period. I question a shortfall?

**Report Para 7.8** also refers to proposals initially set out in the Government white paper, 'Planning for the Future' which translates to a new requirement for annual house building

of 1614 homes per annum, also detailed within **Chapter 5 of the Consultative document- Housing Needs**. This information is factually incorrect, as it is clear that the Housing Minister under pressure from Conservative MP's has acknowledge that the algorithm used in these calculations is unfit for purpose, and an alternative substitution will be considered.

I would contend that this incorrect information should not be included in the consultative document.

**The Chapters 4 & 8 Consultative document** appears to give very limited acknowledgement to the two major pieces of legislation passing through parliament ie, the Environment and Agricultural Acts both of which will have enormous implications for the use of agricultural land and protection of environment and habitat. The requirement to devote an increased 4% of such land to afforestation involving the annual planting of 30<sup>th</sup> hectares of land will impact upon availability for house building purpose, and again raises the important issue of protection of greenfield sites, including EDDC 'green wedges'. I hope that Councillors will make time to revisit the importance of 'Green Wedge land' within future policy. I note that 90% of house builds during 2019/20 were on Greenfield sites!

Whilst acknowledging that the creation of a new Local Plan will involve an inordinate amount of work and commitment by both Council officers and Councillors alike, the headers and tone of **Report Para 9.1- 6** raise concerns that the Consultative process will not be as transparent and accessible to either Councillors or Communities as it should be. My concerns, and that of other Cranbrook residents whose homes overlook the Parsons Lane Green Wedge are reinforced through bitter experience resultant from a failure of transparency/disclosure by senior council officers, during the Cranbrook Plan Consultation process.

**'Cutting out Tasks to make Plan production quicker: Non production of draught Plan for consultation: Less debate on site allocations.'**

#### **Recommendations:**

I would commend Councillors to consider support for progression as set out within **Para 10 of the Report**.

- 1) I would have reservations as to the extent of authorisation granted 'to make any minor changes to finalise the consultation document and facilitate the requirements of consultation software'.

#### **East Devon New Community Partners**

Nick Freer spoke on behalf of the East Devon New Community Partners and introduced a 3 minute video that Members watched that outlined a 3D image of the proposed town centre.

He updated Members on what could be delivered that included:

- The option to accommodate a leisure centre at the rear of parcel TC2;
- A double sided retail frontage along the length of Till House Road which would be the heart of the town centre with food stalls, retail units, town council offices, health and wellbeing centre, smaller scale offices and workshops and nursery;

Members were urged to accept the agreement of the MOU to enable the delivery of the first stage of the town centre which could be in place in little over 18 months. Mr Freer highlighted to Members that the MOU also included the amendment that would allow the

council to purchase three additional parcels of land in the town centre at market housing value.

Finally, Mr Freer expressed the Consortiums concerns about the Supplementary Planning Document and said it should not replace the MOU process. He urged Members to accept the amended proposals highlighting the risk of losing the momentum built up in the last year.

90 **Minutes of the previous meetings held on 20 October and 22 October 2020**

The minutes of the Strategic Planning Committee meeting held on 20 October and 22 October 2020 were confirmed as a true record.

91 **Declarations of interest**

Minute 94. Councillors Allen, Arnott, Blakey, Chamberlain, Dave, Hayward, Hookway, Howe, Ledger, McLauchland, Moulding, Rylance, Skinner and Thomas advised they had been lobbied in respect of this item.

Minute 94. Cranbrook Town Centre.  
Councillor Dan Ledger, Personal, Member of the Cranbrook Strategic Delivery Board.

Minute 94. Cranbrook Town Centre.  
Councillor Kevin Blakey, Personal, Cranbrook Town Councillor and Members of the Cranbrook Strategic Delivery Board.

Minute 94. Cranbrook Town Centre.  
Councillor Paul Hayward, Personal, Family member lives in Cranbrook

Minute 94. Cranbrook Town Centre.  
Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor and a resident of Broadclyst Station.

Minute 96. Proposed consultation on a Local Plan Issues and Options Report.  
Councillor Dan Ledger, Personal, Seaton Town Councillor.

Minute 96. Proposed consultation on a Local Plan Issues and Options Report.  
Councillor Eleanor Rylance, Personal, Broadclyst Parish Councillor.

Minute 96. Proposed consultation on a Local Plan Issues and Options Report.  
Councillor Mike Howe, Personal, Bishops Clyst Parish Councillor.

Minute 96. Proposed consultation on a Local Plan Issues and Options Report.  
Councillor Olly Davey, Personal, Exmouth Town Councillor.

Minute 96. Proposed consultation on a Local Plan Issues and Options Report.  
Councillor Paul Hayward, Personal, Employee of All Saints, Chardstock and Newton Poppleford and Harpford Parish Councils.

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Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor and resident of Broadclyst Station.

Minute 97. Local Plan Issues and Options Report Consultation Strategy and Review of Statement of Community Involvement.  
Councillor Dan Ledger, Personal, Seaton Town Councillor.

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Minute 98. Local Plan Site Identification Process and HELAA.  
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Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor and resident of Broadclyst Station.

Minute 99. East Devon Local Plan - Sustainability Appraisal Scoping Report.  
Councillor Dan Ledger, Personal, Seaton Town Councillor.

Minute 99. East Devon Local Plan - Sustainability Appraisal Scoping Report.  
Councillor Eleanor Rylance, Personal, Broadclyst Parish Councillor.

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Popleford and Harpford Parish Councils.

Minute 99. East Devon Local Plan - Sustainability Appraisal Scoping Report.  
Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor.

Minute 102. Infrastructure Funding Statement 2019/20.  
Councillor Paul Hayward, Personal, Employee of All Saints, Chardstock and Newton  
Popleford and Harpford Parish Councils.

92 **Matters of urgency**

There were no matters of urgency.

93 **Confidential/exempt item(s)**

There were no items that officers recommended should be dealt with requiring exclusion of the public and press.

94 **Cranbrook Town Centre**

The Committee considered and discussed the report presented by the Service Lead – Planning Strategy and Development Management that updated Members on the progress with negotiations with the developers on the alternative proposals for a Supplementary Planning Document that detailed the council’s vision of the town centre.

The following key amendments detailed below would provide sufficient land and flexibility to deliver a town centre for Cranbrook that would be fit for purpose for now and in the future:

- The availability of parcel TC1 within the north west corner of the town centre to accommodate the extra care facility in lieu of parcel TC4C resulting in an additional 0.64 hectares of land coming to the council;
- The option to purchase parcels TC3, TC4D, TC4E at market residential land values. The Service Lead – Planning Strategy and Development Management advised the Consortium would want the values for this land agreed before the signing of the MOU;

The Service Lead – Planning Strategy and Development Management asked Members to be cautious of the amendments in the MOU and advised that the amendments would rely on a proactive delivery in some form of the town centre and the need to purchase land at a substantially higher value than it would be worth for the intended community, leisure and business used. He also made Members aware that the Consortium had not delivered an all-weather pitch or the required sports pitch land that had been required in the original S106 agreement. The Consortium had advised that this was because it had been already provided an all weather pitch at the education campus and that the Consortium had overlaid the cricket square on the football pitches to save land.

Members noted the cost of delivering an all-weather pitch would cost in the region of £900,000 according to Sport England.

It was highlighted to Members that the S106 infrastructure contributions stated in the report did not reflect the increased offer made by the consortium towards the town council facility, however there remained a significant shortfall in infrastructure funding as part of the MOU and while this could be addressed by reprioritising funding from the expansion areas this would not cover some lower priority infrastructure.

Members noted concerns had been raised by Morrisons Supermarket about other food retailers and that the Consortium were seeking to restrict food retail sales on EDDC controlled land through the MOU to premises with a gross internal floor area of less than 1,000 sq. ft. This would be for a time limit of 10 years from the date the land is transferred to Morrisons and 5 years from when the supermarket opens and would not include restaurants, cafes, coffee shops, bakeries etc. It was noted there were only 3 units at Younghayes Place opposite St Martin's School under 1,000 sq. ft.

The Service Lead – Planning Strategy and Development Management referred to the Supplementary Planning Document that Members had agreed previously and advised significant progress had been made in producing a draft document that represents the best alternative way of progressing the town centre. Members noted that the document could be ready for consultation in February 2021.

The Service Lead – Planning Strategy and Development Management advised if Members were minded to accept the Consortium's offer there would be merit to conclude the work on the Supplementary Planning Document as a guide to town centre developments that can inform future decision making on planning applications and to engage with the community.

Finally the Service Lead – Planning Strategy and Development Management updated Members on further comments received from the Cranbrook Strategic Delivery Board offering their support for the revised offer from the Consortium and read out a verbatim statement from officers at Devon County Council that was made without prejudice and obviously subject to political agreement.

'Unfortunately we have not had the opportunity to discuss the revised offer with East Devon New Community Partners and there remain some issues to be bottomed out in terms of financial contributions and triggers. However, we welcome the revised offer, in particular, the early provision of the land and financial contributions towards the construction of a county council facilities building and relocation of the extra care housing. In the event that your Strategic Planning Committee agrees in principle of the revised MOU the county council will work pragmatically with all parties to ensure a satisfactory outcome.'

The Chair welcomed comments from non-committee members which included comments from the Ward Members:

- Cranbrook ward member Councillor Kim Bloxham urged Members to accept the Consortium's proposal to allow the town centre to progress without further delay as this is what the community wants and needs;
- Cranbrook ward member Councillor Sam Hawkins welcomed the negotiations to develop the town centre and urged Members to accept the offer that was realistic and deliverable.

Other key points made by members outside of the committee included:

- Much improved MOU;
- Concerns raised about Morrisons demanding no competition and limiting retail floorspace to 1,000 sq.ft. It was advised the restriction was gross floor area aimed at direct food sales rather than cafes, restaurants and takeaways. Members noted that Morrisons would not negotiate on this.
- Noted support from the majority of residents, town Council, district ward members and ward members on Devon County Council.

The Chairman then heard extensive debate from the Committee Members, including Cranbrook Ward Member Councillor Kevin Blakey, with highlights detailed below.

- Reference was made to the second bullet point of the council's obligations on page 30 of the agenda and clarification was sought on why should the council have to pay in excess of the land value for the sites. In response Mr Nick Duckworth advised when the land had been acquired approximately 5 years ago it was on the basis that we would have a greater scale of retail uses and associated values. The burden of the value that applied to it at that time still sits on the land and it is anticipated that there would be residential development in the town centre. Mr Duckworth stressed the Consortium was keen to move forward to deliver retail at the heart of the town and said we have worked very hard in the last 3 months to work towards a vision for the town centre but that it can only be done in a commercial manner and urged Members to accept.
- Clarification sought on the provision of an all-weather pitch. In response Mr Duckworth said it hurt to hear that they had not delivered what was expected and made reference to the education campus that had been delivered early. He advised he could not see why an all-weather pitch could not be delivered in the expansion areas in due course.
- Question raised about whether the restraint in trade clause is legally enforceable. It was advised it was enforceable and although the MOU was not a contract documents flowing from it could bind and restrain certain types of use of the land.
- The vast majority of residents want to see delivery sooner rather than later
- Comment made why the Consortium cannot give the council the land on an open book basis at its value when they have already made savings of £1.5m.
- Matters of detail still need to be sorted out including the restraint over the additional retail units and food use.
- Concerns raised about continuing the SPD in parallel with the MOU as it did not show commitment and a suggestion was made to park the SPD and to use the planning resources the planning department currently have on other things.
- Reference was made to the 10 emails received from residents in favour of proceeding with the developers offer;
- Welcome the revised town centre proposal and welcome the extra care provision;
- The objective is to deliver a town centre that the residents of Cranbrook want that is supported by representatives of the town council and county council
- Clarification sought on the difference between the commercial value of the sector of land and its value for residential use. It was advised residential value could be in the region of three to four times higher than commercial value.
- Clarification sought on the viability assessment. In response Mr Duckworth confirmed a viability sketch had been submitted and advised as the site has been developed we have been measuring the profits and losses against the cost plan across the whole of the Cranbrook development.

- Concerns raised about the proposal to put a cricket square in the middle of a football pitch. You cannot play cricket in the middle of a football pitch. It was clarified that this had been agreed some time ago.
- Reference was made to the infrastructure table on page 30 and how much the council was losing in terms of infrastructure.
- Concerns raised about the size of the town centre. In response the Service Lead advised there was potential expansion across the road and into the set back for the town council offices but stressed the MOU did not fix the size of the square and that this was a matter for further pre-application discussions and a subsequent application.
- Would like to see bigger outdoor meeting spaces. The market square is not usable.

It was proposed by Councillor Thomas, seconded by Councillor Moulding (and subsequently by Councillor Skinner when Councillor Moulding left the meeting) that Members:

1. Support the updated offer from the East Devon New Community Partners.
2. Agree in principle to the Memorandum of Understanding as proposed by the East Devon New Community Partners and delegate authority to the Chief Executive, Leader and Portfolio Holder for Strategic Planning to sign the final MOU on behalf of the Council.
3. The propose Supplementary Planning Document is indefinitely paused but the work already carried out is used as a guide to development in the Town Centre.

The above motion failed on a recorded vote as follows:

Councillor Allen	For
Councillor Arnott	Against
Councillor Blakey	For
Councillor Chamberlain	Against
Councillor Davey	Against
Councillor Hayward	Against
Councillor Hookway	Against
Councillor Howe	For
Councillor Ingham	For
Councillor Ledger	Abstain
Councillor McLauchlan	Against
Councillor Moulding	Had left the meeting
Councillor Rylance	Against
Councillor Skinner	For
Councillor Thomas	For

The following motion was proposed by Councillor Arnott and seconded by Councillor Hayward.

**RESOLVED:**

That Members delegate to the Portfolio Holder for Strategic Planning, the Leader and Deputy Leader and the Strategic Lead for Planning to negotiate further with the Consortium regarding the Memorandum of Understanding. The result to come to either Cabinet on 6 January 2021 or a Cabinet held within 14 days of that date and also that the Supplementary Planning Document is noted and kept in reserve pending the result of the Memorandum of Understanding negotiations.



95 **Local Development Scheme**

The Committee considered the Local Development Scheme report presented by the Service Lead – Planning Strategy and Development Management noting that the previous Local Development Scheme dates from 2018.

The Service Lead – Planning Strategy and Development Management advised the report sets out a programme and timetable for the production of future planning policy documents and referred to key content that provided detail on plan production.

**RESOLVED:**

That Strategic Planning Committee recommend to Full Council that following consultation with Cabinet, approve the proposed new Local Development Scheme, as appended to this report and that it takes effect immediately following approval.

**RECOMMENDATION to Cabinet**

That Members approve the proposed new Local Development Scheme.

**RECOMMENDATION to Council**

That Members approve the proposed new Local Development Scheme following consultation with Cabinet and that it takes effect immediately following approval.

96 **Proposed consultation on a Local Plan Issues and Options Report**

The Committee considered and discussed the report that sought approval to commence an 8 week consultation to start on 18 January 2021 and conclude at midday on 15 March 2021 on a new local plan issues and options report. The report provided Members with detail on the proposed work streams for the next 2 years with some background materials and considerations to ensure on-line questions were suited to software requirements.

Members noted that the feedback received from the consultation would be used to structure and form the new local plan which would be submitted for examination in early spring 2023.

The Service Lead - Planning Strategy and Development Management updated Members on the numbers of comments received from a Cranbrook resident including questioning the shortfall in housing numbers and advised taking into account the new plan period which extended beyond the current plan of 2031 the housing numbers would be extended to approximately 2040 which would lead to an increase. He advised he was mindful to note the White Paper in the document as the figures may change in the future.

In the absence of Councillor Allen who left the meeting the Chair read out an email from him sent prior to the meeting that read:

'I am writing to you direct because I would recommend a pause to think about how we are going to do the local plan review. We can take the LGA guidance and review the local plan without take the LGA guidance and review the local plan without undertaking 3 or 4 years of costs and running the risk of 2 or 3 years with no updated plan which developers will undoubtedly exploit. The LGA is being very clear on what is needed for review as opposed to a wholesale new plan. The Service Lead's belt and braces approach reflects not necessarily the legal requirement. As far as I can see we can

conduct the view via the issues and options process but then focus on what needs to be changed by the end of 2021. We need to be very careful of our 5 year land supply issues but avoid our wholesale land grab by developers.'

In response the Service Lead – Planning Strategy and Development Management raised concerns that Councillor Allen may be referring to the review process and the Planning Advisory Service Framework that was discussed at the last meeting which had already been done

- Concerns raised about losing the councils 5 year land supply;
- Need to include something about villages. In response it was suggested to broaden out this section in terms of town centres to encompass vibrant villages;
- Clarification sought on heritage assets. In response it was advised the question related to how important heritage assets was to people in terms of conserving and enhancing;
- The need to include our communities, parish and town councils and partners to get this right. This is the perfect vehicle.
- Weight should be given to walking and cycling and not assume car ownership as a basis of living;
- Need to install home charging wires in new builds;
- Need to aim for passive house standards;
- The council has a legal duty to preserve and enhance heritage assets;
- Need to consider uPVC like for like sash windows on listed buildings to make them energy efficient;
- The need to facilitate cycle links and paths in small communities as well as large communities. Town centres also need to accommodate cycles in a safe and secure way to encourage families to cycle into town.

**RESOLVED:**

1. That consultation on the draft local plan issues and options report, as appended to this paper, starts in January 2021 and runs for an eight week period be approved;
2. That delegated authority be granted to the Service Lead – Planning Strategy and Development Management in consultation with the Portfolio Holder for Strategic Planning, to make any minor changes to finalise the consultation document and facilitate the requirements of consultation software as well as to make any changes agreed at committee be approved.

97 **Local Plan Issues and Options Report Consultation Strategy and Review of Statement of Community Involvement**

The Committee considered the report presented by the Service Lead – Planning Strategy and Development Management advising Members about the consultation strategy for the first stage of the forthcoming issues and options report. He updated Members on the revised Statement of Community Involvement which set out the overall engagement framework for planning matters to meet the Council's legal obligations to ensure that it remains appropriate in light of the restrictions imposed by Covid-19.

Discussion covered:

- The need to engage with the public to help understand how the public want to be engaged. How can the council reach the people who do not usually respond so that their views can help make decision? The need to consider the modern way of working and a suggestion was made to work with Strata on the East Devon App. In response the

Service Lead – Planning Strategy and Development Management advised he was working with Strata on the consultation software which should be in place by mid January 2021.

**RESOLVED:**

1. That the consultation strategy for the forthcoming issues and option report as detailed in his report be considered and approved;
2. That the Statement of Community Involvement should be updated but that the amendments are minor and do not require public consultation be approved;

**RECOMMENDATION to Cabinet**

That Members approve the proposed new Statement of Community Involvement.

**RECOMMEND to Council:**

That following consultation with Cabinet, approval of the proposed new Statement of Community Involvement, as appended to this report, and that it takes effect immediately following approval be agreed.

**98 Local Plan Site Identification Process and HELAA**

The report before Members summarised the legislative requirement about how the work had been done in the past and how it was intended to carry out the work now. Members noted the Sidford employment site was used as an example to illustrate how that process had worked in the past and how such sites like this would come through the HELAA process alongside the housing sites in the future.

Comments and discussions from committee members covered:

- Clarification sought about how to make sustainability work better for most of our countryside small villages. The need to consider small scale growth to allow families to stay close to each other. The Service Lead Planning Strategy and Development Management agreed it was a big issue for the local plan in terms of how the council supports rural communities and in the past had left communities to pursue growth through their neighbourhood plan.
- Reference was made to a village in East Devon that was told it was unsustainable even though it had a shop, a school, a train line and a main road running through it;
- Need to be mindful a village is not just a collection of houses, it is a community;
- A rethink is needed on our Villages Policy. If a village wants to develop it should be allowed to develop;
- Chair welcomed the Service Lead – Planning Strategy Development Management comments about the draft Service Plan and the implementation of community led development into the Service Plan next year. In response he advised it was going to be a challenge through the local plan to get the balance between enabling communities to bring forward development without imposing on those who do not want it.

**RESOLVED:**

1. That the summary of the approach to site identification, consideration and allocation, undertaken on the adopted Local Plan be noted and the approach outlined in the report for undertaking this work in production of the new Local Plan be endorsed;
2. That work be undertaken to assess the smaller sites submitted into the Greater Exeter Strategic Plan call for sites in 2017 be approved;
3. The timetable and process for future work on the Housing and Employment Land Availability Assessment be approved.

**99 East Devon Local Plan - Sustainability Appraisal Scoping Report**

Members considered the report that updated Members on the legal requirement for the Local Plan which was to be supported by a Sustainability Appraisal to seek and assess the

environmental, social and economic impacts that could arise in doing this work. Members noted that appended to the report was a draft scoping report that sought support for a six week consultation starting in January 2021.

**RESOLVED:**

That Strategic Planning Committee approve the Sustainability Appraisal scoping report for consultation to run for six weeks starting in January 2021.

**100 Garden Communities and Delivery Vehicles**

The Service Lead – Growth, Development and Prosperity presented an updated report that had previously come before Members in October 2019 on the importance of having a delivery vehicle that site alongside the Local Plan Review. He outlined the key objectives of an oversight authority to ensure the legacy and stewardship arrangements and to ensure the Council had a high quality development.

Members noted the requirement for a £300k budget over a 3 year period to develop a business case work and that the council had not yet received the outcome of the MHCLG Development Corporation competition which if successful would overtake the need for the Council to fund the work.

**RESOLVED:**

1. The importance of having effective delivery vehicles/mechanisms in place at the earliest stage possible in order to support the development of high quality placed be acknowledged;
2. The findings of the Local Partnerships study and accompanying future routemap be agreed;
3. The Expression of Interest that has been submitted to the MHCLG New Development Corporation Competition be noted;
4. Progressing key technical work, including the development of a business case, necessary to support the establishment of a locally led development corporation alongside the development of the new Local Plan be endorsed;
5. Further reports to Strategic Planning Committee at key stages as the work progresses be received.

**RECOMMENDED to Cabinet**

That a budget of £300k over a 3 year period is established for this work to be funded through the business rate retention reserve to approved.

**101 Approval of Modification to Area of Special Control of Advertisements**

The Service Lead, Planning Strategy and Development Management updated Members on the approval by the Secretary of State on the amendments to the areas covered by the Area of Special Control of Advertisements and noted the modifications had been agreed by the Secretary of State and advertised in the London Gazette.

**RESOLVED:**

That modifications to the Area of Special Control of Advertisements that came into effect on 30 November 2020 be noted.

**102 Infrastructure Funding Statement 2019/20**

The Infrastructure Funding Statement 2019/20 report presented by the Service Lead – Planning Strategy and Development Management summarised the contents of the East Devon District Infrastructure Funding Statement (IFS) and highlighted to Members some of the key elements of the Final IFS.

**RESOLVED:**

1. The contents of this report and the requirement to provide an 'Annual Infrastructure Funding Statement' by 31 December be noted;
2. That Council approval had been sought for the publication and submission to the Ministry of Housing Communities and Local Government by the 31 December 2020 of the 2019/20 'Annual Infrastructure Funding Statement' based on the information detailed in this report be noted;
3. That Council had been asked to delegate to the Strategic Planning Committee the power to consider and approve for publication and submission future 'Annual Infrastructure Funding Statements' on behalf of the council and that the committee's Terms of Reference within the Constitution be updated to reflect the delegated be noted.

**Attendance List**

**Councillors present:**

P Arnott  
M Allen  
K Blakey  
S Chamberlain  
O Davey (Vice-Chair)  
P Hayward  
N Hookway  
M Howe  
B Ingham  
D Ledger (Chair)  
K McLauchlan  
A Moulding  
E Rylance  
P Skinner  
I Thomas

**Councillors also present (for some or all the meeting)**

M Armstrong  
D Bickley  
S Bond  
B De Saram  
A Dent  
P Faithfull  
S Hawkins  
G Jung  
H Parr  
M Rixson  
E Wragg

**Officers in attendance:**

Ed Freeman, Service Lead Planning Strategy and Development Management  
Shirley Shaw, Planning Barrister  
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)  
Mark Williams, Chief Executive  
Andrew Wood, Service Lead - Growth Development and Prosperity  
Wendy Harris, Democratic Services Officer  
Debbie Meakin, Democratic Services Officer  
Thea Billeter, Cranbrook New Community Manager  
Matthew Dickins, Planning Policy Manager

Chairman .....

Date: .....