

Cabinet



St Edmundsbury
BOROUGH COUNCIL

Title of Report:	Report of the Overview and Scrutiny Committee: 14 September 2016	
Report No:	CAB/SE/16/046	
Report to and date:	Cabinet	18 October 2016
Chairman of the Committee:	Diane Hind Chairman of the Overview and Scrutiny Committee Tel: 01284 706542 Email: diane.hind@stedsbc.gov.uk	
Lead Officer:	Christine Brain Democratic Services Officer (Scrutiny) Tel: 01638 719729 Email: christine.brain@westsuffolk.gov.uk	
Purpose of report:	<p>On 14 September 2016, the Overview and Scrutiny Committee considered the following items:</p> <ol style="list-style-type: none">(1) Presentation by the Portfolio Holder for Planning and Growth;(2) Approach to Delivering a Sustainable Medium Term Financial Strategy 2016-2020 and Consideration of the Four-Year Settlement Offer from Central Government;(3) Final Report of the New Housing Development Sites Joint Task and Finish Group;(4) Decisions Plan: September 2016 to May 2017; and(5) Work Programme Update. <p>(Recommendations emanating from Item (2) above were considered by Cabinet during its joint meeting with Forest Heath District Council's Cabinet on 20 September 2016, and were subsequently approved by Council on 27 September 2016.)</p>	

Recommendation:	The Cabinet is requested to <u>NOTE</u> the contents of Report No: CAB/SE/16/046, being the report of the Overview and Scrutiny Committee.		
Key Decision: <i>(Check the appropriate box and delete all those that do not apply.)</i>	<i>Is this a Key Decision and, if so, under which definition?</i> Yes, it is a Key Decision - <input type="checkbox"/> No, it is not a Key Decision - <input checked="" type="checkbox"/> Report for information only.		
Consultation:	<ul style="list-style-type: none"> See Reports listed under background papers below 		
Alternative option(s):	<ul style="list-style-type: none"> See Reports listed under background papers below 		
Implications:			
<i>Are there any financial implications? If yes, please give details</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<ul style="list-style-type: none"> See Reports listed under background papers below
<i>Are there any staffing implications? If yes, please give details</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<ul style="list-style-type: none"> See Reports listed under background papers below
<i>Are there any ICT implications? If yes, please give details</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<ul style="list-style-type: none"> See Reports listed under background papers below
<i>Are there any legal and/or policy implications? If yes, please give details</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<ul style="list-style-type: none"> See Reports listed under background papers below
<i>Are there any equality implications? If yes, please give details</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<ul style="list-style-type: none"> See Reports listed under background papers below
Risk/opportunity assessment: <i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>			
Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
See Reports listed under background papers below			
Wards affected:	All Wards		
Background papers:	Please see background papers, which are listed at the end of the report.		
Documents attached:	None		

1. Key issues and reasons for recommendation

1.1 Presentation by the Portfolio Holder for Planning and Growth (Report No: OAS/SE/16/021 and Verbal)

- 1.1.1 As set out in the Council's Constitution, at every ordinary Overview and Scrutiny Committee meeting at least one Cabinet Member shall be invited to attend to give an account of his or her portfolio and to answer questions from the Committee.
- 1.1.2 Report No: OAS/SE/16/021 sets out the overall responsibilities of Councillor Alaric Pugh, Portfolio Holder for Planning and Growth who had been invited to the meeting to discuss his portfolio.
- 1.1.3 Members discussed the presentation in detail and asked questions of the Portfolio Holder for Planning and Growth and officers, to which comprehensive responses were provided. In particular, detailed discussions were held on, and responses provided on the Vision 2031 document and whether housing figures would need to be amended; whether there were plans in place to provide affordable homes for lower paid workers; the shortage of commercial land; taxi licensing and how the system worked; Houses in Multiple Occupation and enforcement; conservation and the deterioration of listed buildings across the Borough, for example the Corn Exchange building in Haverhill; the new pre-application advice service; growth in rural areas with regards to looking where industrial sites could be located across the Borough; IT issues with the Planning Portal and devolution.
- 1.1.4 In response to a question raised, the Cabinet Member for Planning and Growth agreed to arrange a briefing for Members updating them on the A1307, which ran between Haverhill and Cambridge.
- 1.1.5 There being no decision required, the Committee **noted** the contents of the presentation.

1.2 Final Report of the New Housing Development Sites Joint Task and Finish Group (Report No: OAS/SE/16/023)

- 1.2.1 The Committee received Report No: OAS/SE/16/023, which provided the findings and recommendations of the New Housing Development Sites Joint Task and Finish Group.
- 1.2.2 The Joint Task and Finish Group (the Group) was formed in March 2013, to look into the problems of adoption sometimes encountered on larger housing developments, and related to both open space and highways matters. Problems had been encountered in the past when houses were occupied before the promised open space or access roads had been completed and adopted.
- 1.2.3 The Group considered ways in which the Development Management Service and other corporate teams (such as Parks), and Suffolk County Council Highways could work smarter together to avoid these problems in the future with major housing schemes.

- 1.2.4 Both Cambridgeshire County Council and Northamptonshire County Council had protocols in place to ensure that suitable planning conditions were imposed with major developments to ensure that phasing of streets and adoptions were controlled through the planning process. In addition, Central Government recommended the use of similar standard conditions where appropriate.
- 1.2.5 The use of such conditions needed to be agreed with Suffolk County Council (SCC), as Highways Authority. SCC had indicated that they would be amenable in using such conditions, subject to all other Suffolk authorities signing up to their use. The use of such conditions was generally seen as good practice and other colleagues in Suffolk were also informally amenable to their use.
- 1.2.6 The introduction of standard conditions regarding adoption would improve the situation the Council currently had and the good practice of pre-application advice and the development team approach would also provide benefits to address the concerns raised by the Joint Task and Finish Group.
- 1.2.7 The Group concluded that the introduction of standard conditions regarding adoption would improve the situation currently encountered and the good practice pre-application advice and the development team approach would also provide benefits in addressing the concerns raised by the Group.
- 1.2.8 The Committee **RECOMMENDS that the Head of Operations be asked to progress with Suffolk County Council and the other Suffolk Authorities the introduction of standard conditions regarding highway adoption.**
- 1.2.9 The above recommendation is required to be **noted** by the Cabinet.
- 1.3 **Decisions Plan: September 2016 to May 2017 (Report No: OAS/SE/16/024)**
- 1.3.1 The Committee considered the latest Decisions Plan, covering the period September 2016 to May 2017. Members reviewed the Decisions Plan in detail and asked questions to which responses were provided. There being no decision required, the Committee **noted** the contents of the Decisions Plan.
- 1.4 **Work Programme Update (Report No: OAS/SE/16/025)**
- 1.4.1 The Committee received and **noted** Report No: OAS/SE/16/025, which provided an update on the current status of the Committee's Work Programme and the Task and Finish Groups appointed by the Committee.
- 1.4.2 The Chairman updated the Committee on the Bus Station in Bury St Edmunds, following a meeting with the Portfolio Holder for Families and Communities and the Head of Families and Communities. It was agreed that a future report on the Bus Station would be presented to the Committee once negotiations had concluded with a tenant for the front part of the Bus Station.

2. Background Papers

- 2.1.1 [Report No: OAS/SE/16/021](#) to the Overview and Scrutiny Committee: Presentation by the Portfolio Holder for Planning and Growth
- 2.1.2 [Report No: OAS/SE/16/023](#) to the Overview and Scrutiny Committee: Final Report of the New Housing Development Sites Joint Task and Finish Group
- 2.1.2 [Report No: OAS/SE/16/024](#) to the Overview and Scrutiny Committee: Decisions Plan: September 2016 – May 2017
- 2.1.2 [Report No: OAS/SE/16/025](#) to the Overview and Scrutiny Committee: Work Programme Update