

BIDEFORD TOWN COUNCIL



**Town Hall
Bideford
Devon
EX39 2HS**

Telephone:
Bideford (01237) 428817/8

Heather J Blackburn
Town Clerk and Responsible Financial Officer

To: Members of the Council

Thursday 5 May 2022

You are hereby summoned to attend a Meeting of Bideford Town Council to be held in the Council Chamber, on **Thursday 12 May 2022 at 6.30 pm** for the purpose of transacting the following business.

In accordance with The Public Bodies (Admissions to Meetings) Act 1960 members of the public are welcome to attend. There is a legal right to film/record/photograph/report public meetings.

Heather Blackburn
Clerk to the Council

AGENDA

1. To elect a Town Mayor.
2. To receive the Town Mayor's Declaration of Acceptance of Office or, if not then received, to decide when it shall be received.
3. To elect a Deputy Town Mayor.
4. To accept apologies for absence.
5. To receive declarations of interest on items on the agenda and note the requests for dispensation received by the Clerk prior to the meeting.
6. Public participation session of 15 minutes duration on items submitted prior to the meeting by Bideford residents, which fall within the scope of the Council's activities.
7. To approve the Minutes of the Meeting held on 7 April 2022 as a correct record. Encl.
8. Accounts – To approve the payments listed To follow

9. To receive such communications as the Town Mayor /Town Clerk may wish to lay before the Council.
10. To appoint Members to serve on the following Committees/Working Groups: Encl.
 - a. Allotments Committee
 - b. Market Management Committee
 - c. Planning Committee
 - d. Staffing, Finance & General Purposes Committee
 - e. Tourism Committee
 - f. Decarbonisation and Environment Committee
 - g. Grievance / Disciplinary / Complaints Panel
 - h. Personnel Appeals Panel
 - i. Neighbourhood Plan Working Group
 - j. Emergency Planning Working Group
11. To appoint an Internal Auditor of Accounts.
12. To appoint representatives to Outside Bodies. Encl.
13. To approve the dates of Meetings and Functions for the Civic Year 2022/23. Encl.
14. To inspect the deeds in the custody of the Council. Town Clerk
15. Market Management Committee - To approve and adopt the Minutes of the Meeting held on 14 April 2022. Encl.
16. Staffing, Finance & General Purposes Committee - To approve and adopt the Minutes of the Meeting held on 28 April 2022. Encl.
17. Tourism Committee - To approve and adopt the Minutes of the Meeting held on 26 April 2022. Encl.
18. Planning Committee –
 - a. to approve and adopt the minutes of the meeting held on 20 April 2022. Encl.
 - b. to approve and adopt the minutes of the meeting held on 11 May 2022. To follow
19. To Consider the Public Consultation on the draft affordable housing Supplementary Planning Document and new Planning Validation checklist. Encl. and Report
20. Torridge District Council – To receive an update on Torridge District Council activities by one of the Councillors.
21. Bideford Bridge Trust – To receive an update on Bridge Trust activities by one of the Trustees.

The next meeting of the Town Council will be held on Thursday 23 June at 6.30 pm.

Report – Agenda item 19.

This item was originally discussed at the Bideford Town Council Planning Committee meeting on 20 April 2022, where it was agreed that it should be placed on the Town Council agenda for discussion.

The meeting minute can be found below:

The Chairman, Councillor Christie led the discussion on the draft Affordable Housing Supplementary Planning Document (SPD) and the new Validation Checklist.

The Chairman explained that the document is lengthy one but can be viewed online at <http://consult.torridge.gov.uk> In short, the draft SPD provides additional guidance on how the relevant policies of the North Devon and Torridge Local Plan 2011-2031, which was adopted in October 2018, will be used to support the delivery of affordable housing. It is intended that the draft SPD will help all parties involved (Councils, Developers, Landowners and registered Providers, deliver affordable housing through new development. Councillor Christie explained that comments are invited to be submitted on both the draft SPD and the Validation Checklist up until 13th May 2022, and that councillors could also submit comments as individuals.

Members discussed the draft documents and wished to raise the comments below, for submission.

3 The Development Process

Point 3.1 The Pre-Application

Could developers be told that unless they can provide 30% affordable housing, their applications will not be accepted?

5 Delivery of Affordable Housing on development sites

Point 5.5 Viability Study

Councillors need to see the price paid for the land and when this was paid, as the increasing house prices will directly affect the viability of the site.

9 Accessing Financial Viability

Point 9.3

Bideford Town Council are enquiring who are “The Council” in this paragraph, as no Councillors have ever been consulted.

Point 9.11

There are no details as to the level of premium paid to the landowner(s), which could affect the viability.

Committee Members agreed that this item, along with the comments raised should be placed on the next Town Council agenda with a view to obtaining the agreement of Councillors, before a representation is made on behalf of the Council by the closing date of Friday, 13 May 2022, 4.45pm.

<p>Prayers will be said by Reverend Claire Rose-Casemore from St Mary’s Church, in the Council Chamber at 6.20 pm, prior to the start of the meeting. Councillors and Members of the Public are invited to participate if they so wish.</p>
