



Minutes

Policy Review Committee

Venue: Committee Room

Date: 12 June 2012

Present: Councillor M Jordan (Chair), Councillor K Ellis, Councillor Mrs E Metcalfe, Councillor R Musgrave (Vice Chair), Councillor I Nutt, Councillor R Packham, Councillor I Reynolds, and Councillor Mrs A Spetch

Apologies for Absence: Councillor Mrs M Davis

Officers Present: Karen Iveson, Executive Director (S151); Keith Dawson, Director of Community Services; Eileen Scothern, Business Manager and Richard Besley, Democratic Services

1. Declarations of interest

There were no declarations of interest.

2. Minutes 12 April 2012

Councillor Mrs M Davis had contacted officers prior to the meeting and asked that the minutes on Street Scene (minute 40) be amended to include more detail of her request to Officers for details of the "headroom" in the contract for emptying litter bins.

The Committee approved the amendment.

RESOLVED:

To receive and approve the amended minutes of the Policy Review Committee held on 12 April 2012 and they are signed by the Chair.

3. Chair's Address to the Policy Review Committee

The Chair welcomed Councillors and Officers to the first meeting of the new municipal year and in particular Councillor Ellis who was attending his first meeting.

The Chair offered thanks to Councillor Sweeting for his work on the Committee last year.

The Chair welcomed the new Work Programme and looked forward to the challenges and tasks ahead in 2012/2013.

4. Times of Meetings

RESOLVED:

The Committee agreed to commence meetings at 5.00pm for the 2012/13 municipal year.

5. Work Programme 2012 - 2013

The Democratic Services Officer presented the Committee's Work Programme for the 2012/13 municipal year. The work programme had been considered by the Executive at its meeting on 31 May 2012.

The Executive Director (s151) outlined the Executive's request that the Renewable Energy Strategy item be deferred to the October meeting, this would allow officers within the Policy team to concentrate resources on the progression of the Core Strategy.

The Business Manager confirmed that the Council were working with North Yorkshire County Council and other district councils to consider a Renewable Energy Strategy recently adopted by Lincolnshire Council.

The Committee acknowledged the points raised but wished to take a lead on the issue and agreed to create a task and finish group containing all Committee members.

The Committee also noted that Choice Based Lettings are now subject to exemptions and wished to consider the impact on council policy.

RESOLVED:

- i) To agree the establishment of a Task and Finish Group to consider a Renewable Energy Strategy.**
- ii) For the Chair of Policy and Resources Committee to meet with Officers to consider the scope and timing of the Group.**
- iii) The Group to report to the October meeting with recommendations for the Executive.**
- iv) To consider Choice Based Lettings in October with Tenancy Strategy/Policy.**

6. PR/12/1 – Outcomes from last meeting

The Democratic Services Officer presented the report which summarised the recommendations that the Committee had made to the Executive and the corresponding responses.

RESOLVED:

To note the summary report.

7. PR/12/2 – HRA Business Plan

The report was presented by the Executive Director (s151) and set out the Draft Housing Revenue Account Business Plan for consideration by the Committee. The Committee heard that a major impact on the plan would be the new Government enhanced Right to Buy policy.

The Committee was informed that the Capital programme allows the Council to continue work improving its housing stock, as well providing the funds, recently approved by the Executive, to develop the Airey homes.

In respect of the redevelopment of the Airey homes, the Committee questioned whether it was more cost effective to demolish and rebuild, making use of the large amount of land per property. The Committee was informed that the various issues and alternatives had previously been considered by the former Social Board and had been subsequently approved by Councillors for inclusion within the capital programme.

The Executive Director informed the committee that the Business Plan would next go out to consultation with tenants

The Committee considered the new Right to Buy policy and in particular the Council's investment in and future value of the Airey homes. The Executive Director confirmed that the tenant's purchase discount must not reduce the selling price below what was spent on the property over a 10 year period (15 years for properties acquired after 2nd April 2012).

The Committee considered the general state of repair of the remaining housing stock and how Access Selby could evaluate condition and repair works in particular for those tenants not best suited to make their own repairs, such as the elderly.

RESOLVED:

To receive and approve the Business Plan.

8. PR/12/3 – Olympia Park

The Committee considered the Olympia Park Project in Selby. The Committee heard that Olympia Park was the strategic development site included in the emerging Core Strategy.

As a key part of the Council's Core Strategy the report required consideration by Policy Review Committee to meet the requirements of the Constitution regarding Budget and Policy Framework items.

The Director of Community Services stated that the developers of Olympia Park had recently submitted a planning application for the site.

The Committee noted that although there was provision for a school on site there was no doctor's surgery. The Business Manager confirmed that the PCT had been asked to comment. They are often asked for a financial contribution, so that even if no surgery is provided on site, improvements could be made to facilities near by.

The Chair questioned the closeness of residential and commercial areas, with industrial noise from the Mill and a stone crushing facility along with noise from the by-pass/railway.

Councillor Reynolds didn't feel noise would be a concern and felt the development could be a credit to the district.

The Director reported that the Core Strategy Examination in Public considered the draft policy for the Olympia Park Strategic Development Site in September 2011, the Inspector has not invited the Council to amend the draft policy and therefore the officers are of the opinion the policy is sound.

Officers had circulated development designs to the Committee and were able to provide detailed information including large scale maps of the site plans and took away a number of comments in particular:

- Implications on the development if the private sector are not successful in their bid for public investment into infrastructure
- S106 money and adjacent benefit
- The Council emphasising the need for facilities such as doctors surgeries and resist any request which seeks to discount the need for on-site provision

RESOLVED:

To receive and approve the report.

9. PR/12/4 – Enforcement Policy

The Business Manager, Eileen Scothern reported that the officers were preparing a generic Enforcement policy to cover all disciplines. The policy was scheduled to be received by the Executive in September, before Policy Review Committee in October 2012.

RESOLVED:

To note the report.

The meeting closed at 6:30pm