

# Supplementary Council Agenda



## Epping Forest District Council

### ***Council Tuesday 20th February 2024***

**Place:** Council Chamber, Civic Offices, High Street, Epping

**Time:** 7.00 pm

**Committee Secretary:** Gary Woodhall      Tel: (01992) 564243  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

#### **4. MINUTES (Pages 153 - 166)**

To approve as a correct record and sign the minutes of the meeting held on 19 December 2023 (attached).

## EPPING FOREST DISTRICT COUNCIL COUNCIL MEETING MINUTES

Tuesday 19 December 2023, 7.00 pm - 9.10 pm

Council Chamber, Civic Offices, High Street, Epping

<b>Members Present:</b>	Councillors D Sunger (Chairman), L Burrows (Vice-Chairman), I Allgood, C Amos, R Balcombe, D Barlow, R Baldwin, R Bassett, N Bedford, P Bhanot, P Bolton, H Brady, A Green, S Heap, S Heather, H Kane, S Kane, H Kauffman, P Keska, J Lea, J Lucas, M Markham, T Matthews, C McCann, C McCredie, J McIvor, L Morgan, R Morgan, S Murray, C Nweke, L Paine, J Parsons, A Patel, S Patel, J Philip, Caroline Pond, C C Pond, R Pugsley, R Sharif, D Stocker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse, J M Whitehouse, K Williamson, D Wixley and S Yerrell
<b>Apologies:</b>	Councillor(s) R Brookes, E Gabbett, I Hadley, R Jennings, J Jennings, J Jogia, A Lion, L Mead, M Owen and K Rizvi
<b>Officers In Attendance:</b>	Andrew Small (Strategic Director, Corporate and Section 151 Officer), Tom Carne (Corporate Communications Team Manager) and Nick Finney (Interim Implementation Team Manager)
<b>Officers In Attendance (Virtually):</b>	Georgina Blakemore (Chief Executive), Gary Woodhall (Team Manager - Democratic & Electoral Services), Vivienne Messenger (Democratic Services Officer) and Jennifer Gould (Strategic Director and Chief Operating Officer)

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### [A RECORDING OF THIS MEETING IS AVAILABLE FOR REPEATED VIEWING](#)

#### 43 WEBCASTING INTRODUCTION

The Chairman reminded everyone present that the meeting would be broadcast live to the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

#### 44 DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Cllr D Sunger declared a non-pecuniary interest in the following item of the agenda, by virtue of knowing one of the members of the Independent Remuneration Panel in a personal capacity. The Councillor had determined that he would remain in the meeting for the consideration of the item:

- Report of the Member Remuneration Panel – Members' Allowance Scheme 2024/25.

(b) Pursuant to the Council's Code of Member Conduct, Cllr S Murray declared a non-pecuniary interest in the following item of the agenda, by virtue of being acquainted with one of the members of the Independent Remuneration Panel. The Councillor had determined that he would remain in the meeting for the consideration of the item:

- Report of the Member Remuneration Panel – Members' Allowance Scheme 2024/25.

(c) Pursuant to the Council's Code of Member Conduct, Cllrs R Bassett and H Kauffman declared a pecuniary interest in the following item of the agenda, by virtue of being one of the Councillor representatives on the Qualis Board. The Councillors had determined that they would leave the meeting for the consideration of the item:

- Section 106 Agreement Deed of Variation.

(d) Pursuant to the Council's Code of Member Conduct, Cllr J M Whitehouse declared a non-pecuniary interest in the following item of the agenda, by virtue of living close to the site. The Councillor had determined that he would remain in the meeting for the consideration of the item:

- Section 106 Agreement Deed of Variation.

#### **45 MINUTES**

Cllr J H Whitehouse requested that the current method of minuting the 'Questions by Members without Notice' be reviewed and the previous method of repeating the question and answer verbatim in the minutes be resumed. The Portfolio Holder for Customer & Corporate Support noted the concerns of the Councillor.

##### **RESOLVED:**

That the minutes of the following Council meetings be taken as read and signed by the Chairman as a correct record:

- (a) 4 April 2023;
- (b) 25 May 2023;
- (c) 25 July 2023; and
- (d) 5 October 2023.

#### **46 ANNOUNCEMENTS**

##### **(a) Announcements by the Chairman of the Council**

The Chairman stated that he had attended 20 events since the last meeting of Council, including the Youth Conference. The Chairman also highlighted the candlelit virgil held at the Civic Offices for those who had suffered during the recent events in the middle east and to wish for peace in the region. On Remembrance Sunday, the Chairman had laid a wreath in Chigwell, before taking part in the Remembrance Parade and wreath laying in Epping.

The Chairman informed the Council that Diwali and the Hindu New Year had been celebrated, as well as the Christian nativity at Chigwell Riding Trust. The Chairman had also ridden the Christmas Memory train on the Epping Ongar Railway between Ongar & North Weald, for residents living in the District with dementia or mild cognitive impairment.

Finally, the Chairman reminded Councillors that the Civic Carol service was due to take place on Thursday (21 December 2023) at St Mary's Church in Chigwell, and he hoped to see as many Councillors as possible in attendance.

#### **47 PUBLIC QUESTIONS (IF ANY)**

The questions received from members of the public, together with the answers given, have been attached as an Appendix to these minutes.

#### **48 QUESTIONS BY MEMBERS UNDER NOTICE**

There were no questions by members under notice that had been submitted for consideration at this meeting.

**49 REPORTS FROM THE LEADER & MEMBERS OF THE CABINET**

The Council received written reports from Portfolio Holders. The Chairman invited the Leader of Council to provide an oral report and the opportunity for other members of the Cabinet to give updates on matters concerning their relevant portfolios.

**(a) Leader of the Council**

The Leader of the Council reported that he had attended a number of meetings with Parish Councils and had also met with neighbourhood watch teams across the District. There had also been a number of meetings with North Essex councils regarding the devolution deal being progressed by Essex County Council and the Leader was looking forward to working closely with our partners in the future.

The report of the Leader of the Council was noted.

**(b) Place Portfolio Holder**

The Portfolio Holder reminded members that the North Weald Strategic Masterplan Framework document was now out for public consultation until 16 January 2024.

The report of the Place Portfolio Holder was noted.

**(c) Finance & Economic Development Portfolio Holder**

The Portfolio Holder informed the Council that £110,000 had been allocated from the Rural England Prosperity Fund to Parish Councils in the rural areas. These monies had been spent by the Parish Councils concerned and there was no requirement to return any of the Fund monies to the Government.

The report of the Finance & Economic Development Portfolio Holder was noted.

**(d) Housing & Strategic Health Partnerships Portfolio Holder**

The report of the Housing & Strategic Health Partnerships Portfolio Holder was noted.

**(e) Community Health & Wellbeing Portfolio Holder**

The report of the Community Health & Wellbeing Portfolio Holder was noted.

**(f) Contracts, Service Delivery & Improvement Portfolio Holder**

The report of the Contracts, Service Delivery & Improvement Portfolio Holder was noted.

**(g) Regulatory Services Portfolio Holder**

The Portfolio Holder informed the Council that the Cartersfield prosecution had been delayed and a new date of 11 January 2024 for the hearing at Colchester Magistrates Court had been set.

The report of the Regulatory Services Portfolio Holder was noted.

**(h) Customer & Corporate Support Services Portfolio Holder**

The District was one of the highest for owners of electric vehicles across the county and the Council was doing what it could to provide charging units, including at the Cornmill car park in

Waltham Abbey by the end of January 2024. This would total 14 charging stations across the District and the Council would be one of the top three authorities across Essex for their provision.

The report of the Customer & Corporate Support Services Portfolio Holder was noted.

## 50 QUESTIONS BY MEMBERS WITHOUT NOTICE

The questions asked by Members without notice, and the answers given, can be viewed in full as part of the recording of the meeting available on the Council's YouTube channel; a link to which was available on page 1 of these minutes.

<u>Question asked by:</u>	<u>Question asked to:</u>	<u>Subject of the Question:</u>
Cllr R Bassett	Finance & Economic Development Portfolio Holder, Cllr J Philip	Who had been successful with their Rural England Prosperity fund application.
Cllr R Sharif	Finance & Economic Development Portfolio Holder, Cllr J Philip	Additional costs incurred for the Condor development in Epping.
Cllr S Murray	Leader of Council, Cllr C Whitbread	Consideration & support for the work of community groups & volunteers across the District.
Cllr S Heap	Regulatory Services Portfolio Holder, Cllr K Williamson	Accuracy of documents used in prosecutions.
Cllr D Barlow	Regulatory Services Portfolio Holder, Cllr K Williamson	Section 106 Legal agreement contributions agreed for the Condor and St Johns Road sites.
Cllr J M Whitehouse	Leader of Council, Cllr C Whitbread	Progress with the emerging Devolution deal and benefits for the District
Cllr C C Pond	Housing & Strategic Health Partnerships Portfolio Holder, Cllr H Whitbread	Progress with the provision of amenities on the Oakwood Hill estate.
Cllr L Morgan	Housing & Strategic Health Partnerships Portfolio Holder, Cllr H Whitbread	Empty Dwelling Management Orders and bringing empty dwellings back into use.
Cllr H Brady	Regulatory Services Portfolio Holder, Cllr K Williamson	Current status of the Highway Rangers and their work in the rural areas of the District.

## 51 MOTIONS

The Council noted that there were no motions to be considered at the meeting.

## 52 REPORT OF THE MEMBER REMUNERATION PANEL - MEMBERS' ALLOWANCE SCHEME 2024/25

The Council considered the report of the Member Remuneration Panel on the Members' Allowance Scheme for 2024/25, presented by Mr S Lye on behalf of the Panel.

Mr S Lye highlighted that, as detailed in the report, the Council had one of the lowest Basic Allowances of comparable and neighbouring authorities and the second lowest in Essex. Consequently, the Panel was concerned that the work undertaken by members of this Council could be perceived as being of lower value than the work undertaken by members of other Councils. The Panel also noted that the total number of Councillors would be decreasing by four after the local elections in May, due to the recent boundary review by the Local Government Boundary Commission for England. Therefore, the Panel had recommended an increase in the Basic Allowance of £300 per annum, which could be met by the existing Members Allowance budget, and would avoid the Council falling below the lowest Council in the benchmarking table. No other changes were proposed to the Members Allowance Scheme.

The Council acknowledged the argument put forward by the Panel to support the proposed increase in the Basic Allowance, and accepted that the caseload of each Councillor would increase after the local elections in May, due to the overall reduction in the number of Councillors. It was also suggested that the Panel could review the level of Special Responsibility Allowance paid to the Chairmen of Committees when it conducted its review next year.

The Leader of the Council, Cllr C Whitbread, proposed a motion that the proposal to increase the Basic Allowance be added to the draft budget as a growth bid, and a final decision be taken as part of the overall budget setting process so that the decision would be fully costed and affordable for the Council. This motion was seconded by the Portfolio Holder for Finance & Economic Development, Cllr J Philip.

**Resolved:**

(1) That for the 2024/25 municipal year, the proposal to increase the Basic Allowance to £4,600 per annum be included in the draft budget for 2024/25 and a final decision taken by the Council as part of the budget setting process;

Special Responsibility Allowance:

(2) That for the 2024/25 municipal year, no changes be made to the level of the Special Responsibility Allowances currently included in the Members' Allowances Scheme;

(3) That for the 2024/25 municipal year, the implementation level of Special Responsibility Allowance applied to the responsibilities identified in the Members' Allowances Scheme be retained at their current level;

Revised Scheme and Guidance:

(4) That, subject to the above recommendations and other matters set out in this report, the Members' Allowances Scheme and Guidance for 2024/25, attached at Appendix 2 to this report, be adopted and implemented with effect from 23 May 2024; and

(5) That the Panel continue to be kept apprised of the Council's intentions regarding any future restructure or governance review proposals that directly affect the application of Special Responsibility Allowance for the specific member roles and responsibilities currently reflected in the Members' Allowances Scheme.

### 53 APPROVAL OF THE INTER-AUTHORITY AGREEMENT FOR THE HARLOW & GILSTON GARDEN TOWN JOINT COMMITTEE

The Portfolio Holder for Place, Cllr N Bedford, presented a report seeking approval for the Inter-Authority Agreement for the Harlow & Gilston Garden Town (HGGT) Joint Committee.

Cllr N Bedford informed the Council that the HGGT Board had been using a model of informal, duty to co-operate led decision-making for cross-boundary matters. However, it was felt that this needed to evolve as the HGGT project moved from policy and plan making to project delivery. The HGGT Board had endorsed a proposal to establish a Joint Committee for the future delivery of the project, governed by an Inter-Authority Agreement (IAA) to ensure that the decisions made by the Joint Committee were democratically accountable and transparent. This had been referred to the five partner authorities for ratification.

The Cabinet had considered the IAA at its meeting on 13 November 2023 and, whilst the Cabinet endorsed the IAA, it was felt that the final decision should rest with the Council due to the £2million capital expenditure threshold. Members were reminded that any planning or highways decisions would remain with the appropriate individual local authority.

#### **Resolved:**

- (1) That the Inter-Authority Agreement for the Harlow & Gilston Garden Town Joint Committee be approved.

### 54 COUNCIL CALENDAR OF MEETINGS 2024/25

The Chairman of Council, Cllr D Sunger, presented the report on the Council's Calendar of Meetings for 2024/25.

#### **Resolved:**

- (1) That, as attached at Appendix 2 of the minutes, the draft Calendar of Council Meetings be adopted for 2023/24.

(Post Meeting update: Following the meeting on 19 December 2023, some typographical errors were found in the dates presented to Council for agreement; these have been corrected for the matrix attached at Appendix 2.)

### 55 SECTION 106 AGREEMENT DEED OF VARIATION

A motion was put before the Council by Cllr L Morgan, seconded by Cllr S Murray, to defer the consideration of this application until the next meeting of the Council, in order to allow Councillors additional time to read all of the information associated with the application.

However, when put to the vote, **this motion was lost.**

The Interim Implementation Team Manager, N Finney, presented a report for a deed of variation to the Section 106 Legal Agreement for the redevelopment of the St John's Road and Civic Offices sites in Epping. The applicant was requesting a reduction in the amount of affordable housing to be provided from 11 units to 0 units at the Civic Offices site and from 46 units to 32 units at the St John's Road site.

After having considered the affordable housing requirements of the Council's Local Plan and the revised viability assessments submitted by the applicant, Planning Officers had concluded, due to the significant project deficits, that the reasonable level of affordable housing that could be supported by each of the proposed developments would be secured, without impeding the

viability of the project and the prospects of delivery. In addition, the developments also had wider benefits to Epping Town Centre by bringing disused and underutilised sites back into use and supporting the retail and amenity units of Epping Town Centre through the increased population. Late Stage Viability Reviews had been retained in the obligations on both sites, which would enable the level of affordable provision to be reconsidered if the viability position of the developments changed at a future date. This variation had been considered by the District Development Management Committee at its meeting on 13 December 2023, where it was referred to the Council for a final decision, but with a recommendation from the Committee to approve the variation.

The Council heard from two public speakers in relation to the application, Parish Cllr C Jefcoate as an objector, and Mr S Rutter as the applicant, before proceeding to debate the application.

The Chairman of the District Development Management Committee, Cllr P Keska, explained that the Committee was unhappy with some aspects of the variation, particularly the reduction in affordable housing units, but felt that approval for the variation was the best course of action in a difficult situation, caused by the steep rise in inflation over the past twelve months.

A number of Councillors felt that the Council's Local Plan had a policy of 40% affordable housing and good reasons were required to depart from the Local Plan. There were concerns that not all the required information had been distributed, that an independent viability report for this application had not been prepared, and that the viability reports provided by the applicant had not been tested as thoroughly as they needed to be. It was felt that this proposed reduction questioned the Council's commitment to the provision of affordable housing throughout the District.

The Portfolio Holder for Housing & Strategic Health Partnerships, Cllr H Whitbread, reiterated the Council's commitment to the provision of affordable housing within the District through the Council House-Building Programme; and that parts of the St John's Road site had been derelict for 15 years, it was a brownfield site and should be redeveloped. Other Councillors highlighted that many developers were delaying their building projects due to the current economic climate, so it was beneficial for the District that this development was proceeding. It was also highlighted that the Council was trying to minimise development on Green Belt land, but developing brownfield sites was more expensive. The 40% target for affordable housing remained in the Local Plan and would be met on the development of other larger sites in the future.

Five Councillors requested that a recorded vote be undertaken for this decision.

**Resolved:**

(1) That the Deed of Variation application for the Section 106 Legal Agreement pertaining to the planned development at the St John's Road and Civic Offices sites in Epping to reduce the provision of affordable housing units from 11 units to 0 units at the Civic Offices site and from 46 units to 32 units at the St John's Road site, whilst retaining the Late Stage Viability Reviews at both sites, be approved.

**Recorded Vote:**

For the recommendation (32): Councillors R Balcombe, R Baldwin, N Bedford, P Bhanot, P Bolton, H Brady, L Burrows, A Green, S Heather, H Kane, S Kane, P Keska, J Lea, J Lucas, M Markham, T Matthews, C McCann, J McIvor, R Morgan, J Parsons, A Patel, S Patel, J Philip, R Pugsley, D Stocker, D Sunger, B Vaz, C Whitbread, H Whitbread, K Williamson, D Wixley and S Yerrell.



Against the recommendation (10): Councillors I Allgood, S Heap, C McCredie, L Morgan, S Murray, C Nweke, C P Pond, R Sharif, J H Whitehouse, and J M Whitehouse.

Abstentions (4): Councillors C Amos, D Barlow, L Paine and C C Pond.

Non-Voting (2): Councillors R Bassett and H Kauffman, who had declared a pecuniary interest in this item.

## **56 OVERVIEW AND SCRUTINY COMMITTEE**

The Chairman of the Overview & Scrutiny Committee, Cllr D Wixley, informed the Council that the last meeting of the Committee had been on 12 December 2023, and this was a private meeting with the Cabinet to discuss the budget. Cllr D Wixley hoped that the Cabinet found the meeting useful, and they would consider the suggestions made by the Committee at the meeting.

The Finance & Economic Development Portfolio Holder, Cllr J Philip, thanked the Overview & Scrutiny Committee for their work before and during that meeting.

## **57 JOINT ARRANGEMENTS & EXTERNAL ORGANISATIONS**

(a) Royal Gunpowder Mills

Cllr H Kane informed the Council that a meeting had taken place recently between some Councillors and the newly appointed Chief Executive Officer, which hopefully was useful for the Councillors. If any other Councillors wished to meet the new Chief Executive Officer then Cllr H Kane would be happy to arrange a further meeting. The Annual General Meeting of the Royal Gunpowder Mills had also taken place since the last meeting of the Council.

## **58 EXCLUSION OF PUBLIC AND PRESS**

The Council noted that there was no business which necessitated the exclusion of the public and press from the meeting.

Before closing the meeting, the Chairman wished everyone a very merry Christmas.

**CHAIRMAN**

## Public Questions to Council

### **(1) Question from Ms. K Foy of Epping:**

“For 7 years I've have been saving every spare penny towards a deposit so I can get on the housing ladder. For over 2 years we have had our eye on one of the homes next to the Civic (or maybe St Johns Road). Many of my friends are in a similar situation.

In my opinion the Planning Officer report is very confusing, based on very old assumptions and lacks basic information for Cllrs to make a sound judgement. Just one example. It does not mention a single word about the financial and social costs of losing valuable key workers like me and many others, because we cannot find an affordable property to live in the area we were born in. We are looking to move out of the area and transfer our talents to another District.

So, Chairmen...my question is why are you even contemplating to vote tonight, at very short notice, to reduce the Condor site from 25% to ZERO....despite still making a profit of around £5 million?”

### **Response from Cllr K Williamson, Regulatory Services Portfolio Holder:**

In the run-up to Christmas, the meeting calendar is very congested and the next available Council meeting after tonight is the budget setting Council in February, and any delay could affect the viability assessment. Therefore, the decision was taken to deal with this application at tonight's meeting.

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### **(2) Question from Ms. K Foy of Epping:**

“Why, according to the Carter Jonas August report has it been 'assumed' much of its high Repayment Costs, and the overall costs are based on such a high rate at 7.5%. when even I can get a mortgage at a lower rate. Can we have a revised figures based on the reduction in Interest rates and the significant slowing down of inflation since August?”

### **Response from Cllr K Williamson, Regulatory Services Portfolio Holder:**

The viability assessment (was) undertaken following specific guidance from both the National Planning Policy Framework and Planning Policy Guidance.

The 7.5% is identified on page 244 as an “all in” lending rate these are commercial lending arrangements which include the lending rate, a margin on this rate plus commitment, arrangement and exit fees.

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### **(3) Question from Mr. G Foy of Epping:**

“Chairman, you have used your apparent powers to override the Constitution and the usual long-established time-lines for EFDC to alert the public about Agenda items. Last week's DDMC ended with clearly final remarks that it would be deferred to full Council in February. This seemed reasonable by everyone I spoke to as apart from the huge Qualis Reports the

requested EFDC Independent Consultants reports have not yet been made available for public scrutiny and comparison.

Why then did you not insist that EFDC did all it could to alert the public, i.e. why was there no announcement made using EFDC Website daily NEWS page nor any alert on EFDC social media (Facebook) use to draw this change from February?"

**Response from Cllr P Keska, Chairman of DDMC:**

Under the Local Government Act 1972, the Chairman has the authority to permit late items of business to be added to an agenda if they are satisfied of the reasons for doing so. This is a statutory authority, so it is not explicitly stated in the Constitution and the Constitution has not been overridden.

It is not common practice to issue specific news alerts whenever an item is referred from one committee to another. However, the item referred from DDMC to Full Council does appear on the website in the usual way as a supplementary item to the agenda. As such, automated alerts will have been received by a number of other organisations and local media, where it has also featured.

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**(4) Question from Mr. G Foy of Epping:**

"Regarding the St Johns Road site which was reduced from 40% and then to 25% and now the proposal to reduce to 17%, can we be given a fuller explanation (not reference in the Officers 6-page report) by Qualis (of their) intention (to) place all the affordable homes in just one block (E)? Surely, affordable housing should be dotted around the development to prevent stigmatization."

**Response from Cllr K Williamson, Regulatory Services Portfolio Holder:**

To be clear the policy requirement is only 34% at St Johns due to a Vacant Building Credit.

In line with the conversations with other Registered Providers our discussions with Epping Forest District Council centred on the efficiency and practicality of managing and operating the affordable homes. It is recognised by all that this is best achieved by them all being in 1 Block. This Block is in the heart of the scheme and all units are tenure blind so are unrecognisable in design terms to the open market housing.

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**(5) Question from Ms. C Jefcoate of Chigwell:**

"Section 4 (Affordable Housing) of the S106 agreements, signed 22 February 2022, requires that the Owner (Qualis) covenants that not less than 12 months prior to the anticipated completion of development to commence negotiation for the Transfer of the Affordable Housing units to a RPSH (Registered Provider of Social Housing) and to give the Council notice of such commencement of negotiation?"

What date did the Council receive this notice for the Condor and St John's sites and who is the RPSH in each case?

Please confirm what information was shared by EFDC/the Council's AH Officer with (BPS?), the Council's own independent assessor when they were reviewing the four Carter Jonas viability assessments (two original and two revised) regarding the RPSH agreed contributions?

We would expect the Council's Affordable Housing Officer to be informed and/or involved in said negotiations. Please can you ensure copies of all correspondence regarding the matter between Qualis, the RPSH and/or EFDC is published on the planning portal.”

**Response from Cllr J Phillip, Finance & Economic Development Portfolio Holder:**

We don't have a record of receiving a notice under the Affordable Housing Section 4 of the Section 106 Agreement for the Civic Offices/Conder. As referenced in the question this notification is required 12 months prior to the anticipated completion of development. [If the Deed of Variation to remove the affordable housing obligation from the site is approved, this requirement will also be removed].

We wouldn't expect to have received one for St John's as the site is clearly not 12 months away from completion.

In respect of interaction with the selected RPSH, this has not occurred, and we hold no information regarding discussions with a RPSH.

As it stands, no affordable housing is proposed for Conder and hence why no notice has been served.

Qualis has informed me that they have been in dialogue with a number of RP's in relation to St Johns and has an informal offer from Epping Forest District Council as Registered Provider. Confirmation of the planning position allows us to formalise this and move to contract. St John's is more than 12 months until completion so adequate time to serve any required notices.

**Supplementary Question from Ms. C Jefcoate of Chigwell:**

No record was submitted 12 months ago for Condor, why is a company wholly owned by the Council being allowed to evade its Section 106 Legal Agreement commitments in that way by not supplying that paperwork? And also with regard to St John's we are told it is not yet ready and is not 12 months away, however Qualis is advertising these for sale and occupation from next summer, which is only 6 months away. So, why is the Council failing to ensure their own owned company is not complying with the most basic conditions of the Section 106 Legal Agreements?

**Response from Cllr J Phillip, Finance & Economic Development Portfolio Holder:**

Firstly, the date of sale of properties is not completion of a site. Condor is well underway, but it is not yet completed nor yet imminently completed. The submission of the change to the Section 106 Legal Agreement which removed all affordable housing was a number of months ago. That covers the period we are looking at and the same argument applies to St Johns; it is on completion not completion of individual properties but 12 months before completion. That has not come yet and we would not expect that to be there. The Planning Department is very good at making sure our developers keep to the terms of their Section 106 Legal Agreements and we look at that for all developers, not just Qualis.

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	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25
Council	23		23			15		17		20		8	22
Cabinet	28		8		2	7	11	9	13	3	17		
O&S		4	30			29			28				
Communities		25			24				14		4		
Place			2			22			7	25			
Audit & Govn		27			19		28			6	27		
Appts Panel	9,16												8, 15
Constitution Working Group			11				14				13		
Local Councils					26						27		
Licensing Committee						10						3	
Licensing Sub-Committee (Day One)	14	4,18	2,16	6, 20	3,17	1,15	5,19	3,17	7,21	4,18	4,18	1,15	
DDMC			3	14	25		6	18	29		12	23	
Area Planning Sub-Committee South		12	10	7	4	9, 30	27		8	5	5	2	28
Area Planning Sub-Committee East	29	26	24	21	18	23	13	11	22	19	19	16	
Area Planning Sub-Committee West		5	17	28		16	20		15	26		9	

Minute Item 54

**Religious Festivals**

Yom Kippur            11-Oct-24 → 12-Oct-24 (Friday/Saturday)  
 Rosh Hashanah      2-Oct-24 → 4-Oct-24 (Wednesday/Friday)  
 Pesach                12/13 April 2025 (Saturday/Sunday)

Diwali                1-Nov-24 (Friday)

Christian festivals are already bank holidays.

Ramadan            28-Feb-25 → 30-Mar-25

**Party Conferences**

Lib Dems            14-Sep-24 → 17-Sep-24 (Saturday/Tuesday)

Labour                ? (6-Oct-24 → 9-Oct-24 (Sunday/Wednesday))

Conservatives      29-Sep-24 → 2-Oct-24 (Sunday/Wednesday).