

JOINT MEETING OF THE PLANNING POLICY AND POLICY AND RESOURCES COMMITTEES

Date: 9 December 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors:

Peter Baden	Richard Lewis
Tony Boto	Andy Mercer
David Brackenbury	Gill Mercer
Wendy Brackenbury	Bob Nightingale
Glenvil Greenwood-Smith	Steven North
Marika Hillson	Rupert Reichhold
Sylvia Hobbs	Alex Smith
Sylvia Hughes	Jeremy Taylor
David Jenney	Jake Vowles

275. APPOINTMENT OF CHAIRMAN

RESOLVED:

That Councillor Richard Lewis be appointed as Chairman to preside at this joint meeting.

276. PUBLIC SPEAKERS

The following person spoke on the item indicated:

- i) Mr Brian Northall - Community Infrastructure Levy Draft Charging Schedule.

277. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors John Farrar, Roger Glithero, Glenn Harwood MBE, Marian Hollomon and Sue Homer and Dudley Hughes.

278. DECLARATIONS OF INTEREST

No declarations of interest were made.

279. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

280. COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE

Members considered a report outlining the Council's proposed Community Infrastructure Levy (CIL) Draft Charging Schedule and seeking approval for it to be issued for 6 weeks public consultation to start in January 2014.

The CIL regulations had introduced changes to the way that Section 106 planning agreements were used and Members were apprised of the legislative changes. With the scaling back of Section 106 agreements, CIL was intended to become the primary mechanism by which new development contributed towards the provision of required infrastructure.

In order to charge a CIL, Local Authorities needed to produce a charging schedule setting out the charge rates for their area which needed to be based upon evidence from their up to date Development Plan Documents. The charging schedule needed to have two rounds of public consultation before being submitted for Examination. The first consultation on this Council's Preliminary Draft Charging Schedule had been carried out in December 2012 and the consultation responses were reported to the meeting together with the resulting amendments to the Charging Schedule and proposed CIL rates.

In response to the issues raised by the public speaker, The Head of Planning Services confirmed that whilst Kettering General Hospital was located outside the East Northamptonshire District, ENC could consider funding suitable projects from CIL funds, probably in conjunction with other neighbouring Authorities.

In response to issues raised by Members, the following points were noted::

- a) The proposed charge for business uses had been based on advice received from the Council's consultants and the evidence gathered. The proposed charges had been designed so as not to deter development and the Planning Inspector would address this point. It was likely that the ENC area would remain attractive to developers. The Inspector's report would be submitted to ENC and the Council would then need to decide whether to proceed or not with CIL.
- b) The r123 List had to be evidence based although the Planning Inspector would examine the broad content of the List rather than individual projects within it. Some of the costs included in the r123 List were estimates provided by other organisations such as the County Council. ENC needed to use the best available evidence in compiling the List, which could include estimated costs. The £9m included in the r123 List for junction improvements at Chowns Mill was the estimated cost of the scheme now being considered, not the more expensive previous scheme proposal which was no longer being proceeded with.
- c) The infrastructure would need to be identified as required by ENC's planning strategies and the r123 List could be revised as circumstances changed.
- d) There would be staffing implications arising from the administration of the scheme, although it was anticipated that existing administrative and technical staff would be able to absorb much of the additional work. However, it was noted that up to 5% of CIL receipts could be used for the additional administration costs of operating the scheme.
- e) The Draft Charging Schedule would need to be amended to reflect that the New Homes Bonus would no longer be top-sliced.

After deliberating on the report and issues raised, the Planning Policy and Policy & Resources Committees considered the recommendations relevant to their functions separately.

The Planning Policy Committee RESOLVED:

- 1) that the Draft Charging Schedule together with any comments received during the consultation period and the supporting background papers be submitted for examination
- 2) that a further report be presented to this Committee following the outcome of the examination process to recommend to Council whether or not to adopt the CIL Charging Schedule, with or without amendments
- 3) that should any minor changes be required in the documentation to reflect the forthcoming regulations, prior to consultation commencing, these be delegated to the Head of Planning, and Chairmen of Planning Policy and Policy and Resources Committees to approve

(Reason: This Committee is responsible for determining the strategic planning objectives for ENC)

The Planning Policy Committee RESOLVED TO RECOMMEND to the Policy and Resources Committee

That the Draft Charging Schedule be approved for consultation purposes, together with the supporting background papers attached to the draft schedule.

(Reason: The adoption of particular CIL rates has financial implications which fall within the remit of this Committee to consider)

The Policy and Resources Committee RESOLVED

That the Draft Charging Schedule, including any amendments required resulting from the discussion at the joint meeting with the Planning Policy Committee, be approved for consultation purposes, together with the supporting background papers attached to the draft schedule.

(Reason: the adoption of CIL will facilitate the delivery of infrastructure within the District to support the sustainability of development and enhance the quality of life of local residents)

Chairman