SPECIAL COUNCIL

Minutes of a Special Council meeting of South Norfolk Council held at South Norfolk House, Long Stratton on Monday 23 January 2012 at 2.00pm


Apologies: Councillors Allen, East, Herbert, Lewis, Mooney, Overton, Ward and Windridge

Officers in Attendance: The Chief Executive, the Deputy Chief Executive and the Planning Policy Manager

3105 CHAIRMAN’S ANNOUNCEMENTS

The Chairman was sorry to report that former Chairman of the Council, Sid Taylor was currently in hospital. Members wished him a speedy recovery.

3106 COMMUNITY INFRASTRUCTURE LEVY

Cllr J Fuller introduced the report of the Planning Policy Manager, which recommended changes to the Preliminary Draft Charging Schedule on the Community Infrastructure Levy (CIL), following the consultation carried out by the Greater Norwich Development Partnership (GNDP).

Cllr Fuller explained that the GNDP had met on 15 December 2011 to discuss the findings of the consultation. He drew members’ attention to the revised draft charging schedule (emailed to all members) and the inner and outer charging zones for residential development. With regard to the collection of the CIL, he informed members that charges for small schemes would be payable within 60 days of the date planning permission was issued; for larger schemes payment could be made by way of agreed instalments in accordance with the Council’s CIL instalment policy.

In response to queries, Cllr Fuller explained that the CIL would be a charge made against the land, and the liability for the charge would be made clear when planning permission was first granted. If a developer was to go into liquidation, the liability for the charge would not disappear. With regard to the substantial funding gap for the infrastructure needed to support the development of the area, the GNDP was looking to involve a third party in order to borrow the monies required. It had commissioned PricewaterhouseCoopers to assist in developing a financial strategy. The CIL was
not a profit making mechanism but it was important to ensure that the level of CIL was maximised, without discouraging development. It was therefore important to commit to an early review, within approximately 18 months, with a view to raising rates to take account of any market recovery.

Cllr M Gray agreed with the recommendations of the report and he welcomed the reduction in the proposed charge to £115 per m², to include domestic garages. Members noted that communal parking areas would be charged at a lower rate. Cllr Gray was however concerned that due to the charge per m² of floor space, developers would try to reduce the level of CIL payable, by for example cutting out storage space in properties. He was also concerned at current plans for 5% of the income from CIL to be transferred back to local communities, not necessarily in the villages where development had taken place, as was the current case with Section 106 Agreements. With regard to the inner and outer charging zones, Cllr Gray pointed out that the boundary cut through the middle of some parishes, and he stressed that the Council needed to be able to justify this to the Inspector, in anticipation of any challenges from parishes or developers.

Cllr Fuller explained that the charging zones had been drawn up to reflect housing markets, not parish boundaries. The GNDP had felt that this approach was less likely to be challenged by developers.

It was then unanimously

**RESOLVED**

To agree:

(i) To proceed towards the publication of draft charging schedules for the three charging authorities, incorporating the changes recommended to the documents set out in appendices 2 and 3 of the NDP Board report (attached).

(ii) The Background and Context Document incorporating the changes as set out in appendix 4 of the GNDP Board report.

(iii) That the constituent partner authorities be recommended to work towards the timetable outlined in the GNDP Board report.

(iv) To note the charges as sought by other authorities as set out in appendix 5 of the GNDP Board report.

(v) That authority to make any minor changes to ensure consistency and clarity be delegated to the Director representative on the GNDP Board following discussion with the relevant portfolio holder.

The Council concluded at 2.30 pm

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CHAIRMAN