

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

27th January 2014

Present – The Chairman (Councillor Foster) and Councillors Barrett, Barrington, Turner and Wheeler (substitute for Paul English). Councillor Jaquin was also in attendance.

Officers – Strategic Manager for Planning and Regeneration, Principal Planning Officer (Planning Policy Team), Planning Officer (Planning Policy Team) and Committee Officer.

Apologies for absence were received from Councillors Paul English, Knowles-Fitton and Welch

Start: 6.30pm

Finish: 8.00pm

The minutes of the Sub-Committee's meeting held on 9th December 2013 were confirmed and signed by the Chairman.

Minutes for Report

CSP.76

COMMUNITY INFRASTRUCTURE LEVY

a. Presentation

The Principal Planning Officer delivered a briefing on the role of the community infrastructure levy and its relationship with the Local Plan. During the course of his presentation the Principal Planning Officer reminded Members of the findings of the viability assessment presented to the Sub-Committee in September 2013 which had suggested that a levy of £45 per square meter on new private sector housing would be appropriate. Over the 15 year local plan period it was estimated that a levy could potentially generate between £6.5 and £7 million.

During the course of the briefing Members indicated that before reaching a decision on whether to recommend adoption of a levy they would need more information as to the benefits / disadvantages of a levy, bearing in mind potential implications for the affordable housing policy in terms of the percentage to be provided on each site, and more details of the site allocations and related strategic infrastructure requirements.

b. Viability Study Consultation Feedback

Further to Minute CSP.68/13-14 the Strategic Manager for Planning and Regeneration submitted a report presenting feedback received in response to the consultation exercise on the draft community infrastructure levy viability study.

The six week public consultation exercise had run from 4th November to 16th December 2013 and generated responses from 13 stakeholders including developers, members of the public, environmental bodies and housing practitioners as well as infrastructure providers including utility companies, the Environment and Highways Agencies and North Yorkshire County Council. Much of the feedback had been in relation to the level at which to set any levy rates, particularly for residential development having regard to affordable housing requirements. Some responses had also proposed that further evidence in relation to Local Plan infrastructure requirements was required to show that any charges were justified. Other consultation responses from infrastructure bodies had reserved comment but requested further engagement to identify infrastructure funding requirements. Strategic infrastructure requirements related to the emerging local plan would be identified within what was referred to as a Regulation 123 list.

A summary of responses received to the consultation had been circulated with the Strategic Manager's report

Resolved – That further work in respect of the Community Infrastructure Levy involving the preparation of a Regulation 123 list of defined and costed infrastructure requirements related to the emerging Local Plan, and preparation of a draft charging schedule for consideration at a future meeting of this Sub-Committee prior to consultation, is endorsed.

CSP.77

**NEIGHBOURHOOD PLANNING – AREA APPLICATION FOR
GARGRAVE PARISH**

Further to Minute CSP.69/13-14, the Strategic Manager for Planning and Regeneration submitted a report on the outcome of the consultation exercise in respect of Gargrave Parish Council's application to designate the whole of the Parish of Gargrave as a neighbourhood area.

The Parish Council's application had been published on this Council's website for the required six week consultation period. No comments had been received during the course of that period and accordingly the Sub-Committee was asked to approve the designation of the Gargrave Neighbourhood Area as detailed in the Parish Council's application.

Members were reminded that having designated a neighbourhood area this Council was required by the Localism Act to provide support and advice to the Parish Council in the production of a neighbourhood plan for the designated area. This could include, but was not limited to the following:

- Making available information for the supporting evidence base.
- Setting out local strategic policies in the Local Plan.
- Advice on the legal requirements for Neighbourhood Planning under the Localism Act.
- Officer participation in meetings of the parish/town council or its neighbourhood plan working groups.

As previously reported the duty to support the neighbourhood planning process did not require the Council to provide financial assistance, but as the local planning authority it was required to pay for the local referendum and examination in respect of a neighbourhood plan. Funding was available to local planning authorities from the Department for Communities and Local Government to cover the costs to the local planning authority in supporting preparation of a Neighbourhood Plan; funding was released in three stages, the first, in the sum of £5,000, could be applied for following designation of a neighbourhood area. Subsequent stages attracted funding in the sum of £5,000 and £20,000 respectively

Resolved – That the area known as the Parish of Gargrave is designated as a neighbourhood area.

Next Meeting – Arranged for 6.30pm on Monday, 14th April, 2014. Emerging policies to be circulated to Sub-Committee Members for comment prior to this meeting as and when they are drafted by the Planning Policy Team.

Chairman.