MINUTES OF AN EXTRAORDINARY MEETING OF
THE EXECUTIVE
HELD ON MONDAY 27 JANUARY 2014 FROM 6.00PM TO 6.23PM

Present:- Rob Stanton (Chairman), Keith Baker, Charlotte Haitham Taylor,
Pauline Jorgensen, John Kaiser, Julian McGhee-Sumner and Angus Ross,

PART I

73. APOLOGIES
Apologies for absence were submitted from Councillors Alistair Corrie, David Lee and
Anthony Pollock.

74. DECLARATIONS OF INTEREST
There were no declarations of interest received.

75. PUBLIC QUESTION TIME
There were no public questions received.

76. MEMBERS’ QUESTIONS
There were no Member questions received.

77. COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE
The Executive considered a report relating to a proposed CIL Charging Schedule which
sets out the levels of charges to developers to help pay for the cumulative infrastructure
requirements in connection with planned development in the Borough.

Members were informed that the purpose of the report was to inform them of the results of
the consultation on the CIL Preliminary Draft Charging Schedule, which was the first
formal consultation stage; summarise the findings of further viability work and seek
approval for the publication and submission of a Draft Charging Schedule.

The Executive Member for Strategic Planning and Highways reported that the Draft
Charging Schedule would now go out to consultation for a minimum of six weeks following
which any consultation responses would be considered and any appropriate changes
made to the document before it would go forward to the Examination in Public.

Councillor Baker went through the various recommendations of the report and highlighted
that because CIL was payable upfront this could cause hardship for developers so
therefore an Instalment Policy was proposed. It was clarified that if the Instalment Policy
went through the Examination in Public then any developer would expect the right to
request to pay in instalments.

In response to a question Councillor Baker confirmed that CIL would apply to new
dwellings and not extensions to existing properties, unless the extension was over 100
square metres. Councillor Kaiser queried whether CIL would apply to a dwelling that was
changed from retail to residential. It was believed that CIL only applied to new floor space
but it was agreed that Officers would look into the matter and inform Members accordingly.

Members discussed the draft Regulation 123 list, as set out in Appendix B to the report,
which was based on Appendix 7 of the Core Strategy. It was noted that the list was only
indicative and items could be added at a later stage. Councillor Jorgensen asked that
consideration be given to adding “improvements to the traffic flow north of the M4” to the list. Councillor Baker highlighted that “corridor improvements” was included in the Transport section of the list and north of the M4 improvements could be covered by this heading.

RESOLVED That:
1) the Draft Charging Schedule at Appendix A be approved for publication, a minimum six week period of public consultation, appointment of an independent Examiner and submission to the Examiner;

2) the Draft ‘Regulation 123’ List of Infrastructure Projects for which CIL may be used at Appendix B be approved for the purpose of consultation;

3) the Instalment Policy at Appendix C be approved for the purpose of consultation;

4) the use of agreements (or other mechanism) to secure CIL in relation to mitigation measures required in order to make the development acceptable and to ensure that the Council complies with the Conservation of Habitats and Species Regulations 2010 (in relation to the requirements of the Birds and Habitats Directive) be agreed; and

5) the Director of Environment, in consultation with the Executive Member for Strategic Planning and Highways, be authorised to:
   a) produce the consultation documentation to accompany the CIL Draft Charging Schedule; and
   b) agree minor modifications to the Draft Charging Schedule and supporting documents as appropriate following public consultation and prior to submission to the Examiner; and
   c) approve the statements referred to in regulations 16 (Publication) and 19 (Submission) of the Community Infrastructure Regulations 2010.

These are the Minutes of an extraordinary meeting of the Executive

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