



HELMDON PARISH COUNCIL

MINUTES



of the meeting of the Planning Committee, held in the Committee Room at the Reading Room, Church Street, Helmdon on **Tuesday 15th March, 2016 at 8:45pm.**

PRESENT: Cllrs Duncombe, Coatsworth, Vicars, Hart, Garner, Adhemar and the Clerk.

IN ATTENDANCE: No members of the public attended.

1. Apologies for absence

None.

2. Declarations of Interest

None.

3. Open forum

No members of the public attended.

4. Approval and signature of the minutes of the meeting on 3rd February, 2016

The minutes for the meeting held on 3rd February, 2016 were approved and signed.

5. Matters Arising

None

6. To consider Application No. S/2016/0481/MAR, Foxhill Land North of Northampton Road, Brackley

After considering the information contained in the documentation, the committee resolved to support the application, but to record their concerns about the unsuitability of the Radstone Road to accept an increase in traffic volume.

7. To consider Application No. S/2016/0510/FUL, 53 Station Road, Helmdon, NN13 5QT

After considering the information contained in the documentation, the committee resolved to support the application.

8. To receive a summary of the recent Community Infrastructure Levy (CIL) meeting from Cllr Vicars

See appendix A for a summary from Cllr Vicars

9. Councillor questions

None

10. Close

The meeting was closed at 8:35pm

Signed _____ dated _____

Councillor Paul Duncombe, Chairman

APPENDIX A: Summary of CIL from Cllr Vicars

Developments granted Permission on or after 1st April 2016 will be liable to pay the CIL

CIL relation to planning permission

CIL will be charged on new buildings or extensions to buildings that have been allowed through some form of planning permission. That includes not just planning permissions granted by a local planning authority but also permissions granted through:

- Permitted development rights: granted by Parliament to carry out certain forms of development without needing planning permission from the local authority
- Local development order: made by a local authority which in effect grants a blanket planning permission for certain types of development in a defined area.

Types of development exempt from paying the Levy

- Development to be used for charitable purposes
- Social housing
- Self-build dwellings
- Residential extensions and annexes not in one of the three categories above are also exempt unless the new development floor space exceeds 100 sq. meters

In all the above cases there are particular criteria to be met.

How are CIL charges to be calculated?

The CIL rates specified in the Charging Schedule will be charged for each square metre of net floor space provided in new buildings or extensions to buildings. **All new dwellings will be charged, but other forms of development will only be charged if they have a floor area of more than 100 square metres.** Where existing buildings are redeveloped, the floor area of the existing buildings will (in most cases) be discounted from the calculation.

Example: CIL payable on an typical 3 bed new build house in Helmdon

Assuming

- Residential CIL rate of £50 per square metre
- 3 bedroom new build house with a floor area of 100 square metres

CIL payable to the District Council on commencement of the development would be (£50 x 100) £5,000 of which £750 (i.e.) would be passed to Helmdon Parish Council. If Helmdon had an agreed Neighbourhood Plan, the amount passed to the Parish Council would be £1250

When is it paid to the Parish?

- Twice annually (if any money is received within the period)
- For CIL received between 1st April and 30th September money must be paid by 28th October
- For CIL received between 1st October and 31st March money must be paid by 28th April

- But if not spent within 5 years, the charging authority can recover it