

## North York Moors National Park Authority Development Plan Working Group

Public Minutes of the meeting held at The Old Vicarage, Helmsley on 15 May 2014.

**Present:** Mr Bowes, Mr Hugill, Mrs Swiers, Mrs Patmore, Mr Chance, Mr Suthers, Mr Thompson

**Apologies:** Ms Fisher, Mrs Mitchell

**Officers in attendance:** Andy Wilson (Chief Executive), Chris France (Director of Planning), Sarah Housden (Policy Manager), Vanessa Burgess (Committees Officer Officer)

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### Copies of All Documents Considered Are In The Minute Book

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#### 01/14 Election of Chairman

**Resolved:**

That Malcolm Bowes be elected Chair of the Development Plan Working Group to take office until the first meeting of the Development Plan Working Group following the Annual General Meeting of the Authority.

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### Malcolm Bowes In The Chair

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#### 02/14 Election of Deputy Chairman

**Resolved:**

That Mrs Caroline Patmore be elected Deputy Chair of the Development Plan Working Group to take office until the first meeting of the Development Plan Working Group following the Annual General Meeting of the Authority.

#### 03/14 Minutes

**Resolved:**

That the public minutes of the meeting held on 20 September 2012, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

#### 04/14 Members Interests

Members were reminded of their responsibility to declare any personal and prejudicial interests relating to any agenda item prior to its consideration.

## 05/14 Community Infrastructure Levy

Considered:

The report of the Policy Manager

The Policy Manager updated Members on the situation in relation to CIL, which included a slide presentation on key points:

- Changes to CIL Regulations came into force in January 2014.
- An Infrastructure Delivery Plan has been produced in draft but will need further work. The South Downs NP has not prepared an IDP for consultation alongside its Preliminary Draft Charging Schedule but Members felt this was needed to explain the need for CIL.
- Exemption for self-build housing including residential annexes and extensions.
- S106 restrictions – date deferred until April 2015.
- Projected revenue from CIL will be reduced.
- Need to produce further evidence if we are going to charge for other uses – Agriculture, Minerals and Gas exploration.

The Policy Manager advised Members on a number of points for discussion:

- Helmsley Development – should potential income be recouped via CIL or S106?
- Should the NP pursue CIL?
- Larger housing sites which are permitted in Helmsley and the 7 Service Villages have not come forward under the Core Strategy and therefore cannot be relied upon as a basis to calculate the potential income from CIL.
- The value of 'future proofing' in that whilst the current policy framework may not be ideal for the introduction of CIL, future changes to the level of development in the National Park could make it more beneficial and the Authority will be in a good position if CIL is already in place
- Whether to commission further viability work from Peter Brett Associates in relation to Agriculture and Minerals/Gas.

Members commented on:

- The reduction in projected revenue from £124k to £40k which is related to the new development in Helmsley.
- Changes regarding CIL and self-build may lead to changes in the way builders/customers work together and how sites are marketed.
- CIL verses S106 – advantages/disadvantages

The Policy Manager informed Members that the advantage of CIL over S106 was that CIL allowed for wider spend on things less directly related to a particular site and that CIL was more guaranteed than S106 which is often subject to protracted negotiations between developers and local planning authorities.. Also S106 had a five year time limit, but the Policy Manager was not aware of any such time limit being attached to CIL.

The Policy Manager advised Members on the possible situations regarding Agriculture and CIL and that the Authority's consultant suggested further work would be required with regard to this. This could be provided at a cost of around £5000

Members commented on:

- CIL in relation to farm buildings, need to be mindful of creating additional hardship to farming community plus causing competition between farms inside/outside the NP.
- Possibility of using a sliding scale, rather than £10 flat rate.
- Need for more information before making a decision

**Helen Swiers left the meeting at 2.20pm**

With regard to Minerals/Gas extraction and CIL the Policy Manager informed Members that under CIL, this falls within employment use which have been found to be unviable in the Viability Study and unable to support a CIL charge. Most minerals development covers a large surface area but CIL can only be levied on new buildings that 'people normally go into' and this rules out any that are primarily for the housing of plant and machinery which is often the case with minerals and gas development... The consultant advised that he would be willing to investigate the viability of minerals and gas related development further.

**David Hugill left the meeting at 2.30pm**

The Policy Manager advised Members that the additional consultation work would cost £5K.

**Recommendation:**

That Members:

1. That Members note the changes to the CIL Regulations, consider the implications for the National Park and assess the points raised in paragraph 8 of the report and commission further work on the Viability Study which will be reported to Planning Committee.

**Resolved:**

1. Members noted the changes to the CIL Regulations. Having considered the implications for the National Park and discussed the points raised in paragraph 8 of the report, Members agreed to the commissioning of further work on the Viability Study which will be then be reported to Planning Committee.

.....(Chairman)