

**MINUTES OF THE MEETING OF THE LOCAL PLAN CABINET SUB-COMMITTEE  
HELD ON TUESDAY, 15 JULY 2014**

**COUNCILLORS**

**PRESENT** Alan Sitkin (Cabinet Member for Economic Development), Chris Bond (Cabinet Member for Environment & Community Safety), Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection) and Ahmet Oykener (Cabinet Member for Housing & Estate Regeneration)

**OFFICERS:** Ian Davis (Director of Regeneration and Environment), Joanne Woodward (Head of Strategic Planning and Design), Isha Ahmed (Principal Planner), Koulla Panaretou (Committee Secretary)

**ALSO IN ATTENDANCE** Cllr Ozzie Ozoanya (Associate Cabinet Member)

**1  
WELCOME AND APOLOGIES FOR ABSENCE**

The Chairman welcomed everyone to the meeting and apologies for absence were received from Councillor Savva, Councillor Charalambous and Paul Walker, Assistant Director Regeneration, Planning and Economic Development.

**2  
ELECTION OF CHAIRMAN**

Cllr Alan Sitkin was unanimously elected as Chairman.

**3  
DECLARATIONS OF INTEREST**

There were no declarations of interest registered in respect of any items on the agenda.

**4  
URGENT ITEMS**

NOTED that the reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information and Meetings) (England) regulations 2012. These requirements state that agendas and reports should be circulated at least 5 clear days in advance of meetings.

5

**COMMUNITY INFRASTRUCTURE LEVY**

Joanne Woodward (Head of Strategic Planning and Design) updated the Sub-Committee on the Community Infrastructure Levy (CIL) report [Key Decision No 3844].

NOTED

- CIL is a tariff introduced by the Government to raise funds for new infrastructure. Once adopted it will largely replace contributions for infrastructure arising from Section 106 agreements.
- The CIL Preliminary Draft Charging Schedule and draft Infrastructure Delivery Plan was published for consultation for six weeks from 7<sup>th</sup> June – 19<sup>th</sup> July 2013.
- All comments received, were considered in finalising the Infrastructure Delivery Plan (2014 Review) and further viability work undertaken by specialist consultants which informed the Draft CIL Charging Schedule.
- Proposed CIL levy rates in the draft charging schedule were discussed and the map provided showed residential zones within the Borough, the eastern corridor largely lower CIL rate of £40 per sq m. The area south of the A406 and A110 Bowes Road, Bowes Ward and part Southgate Green and Enfield Town (including adjacent parts of Chase and Highlands Wards) charged at the Intermediate CIL tariff of £60 per sq m. The remainder of the Borough is charged at the higher tariff of £120 per sq m. All figures shown are in addition to the Mayoral CIL which is set at £20 per square metre for Enfield.
- The Meridian Water Masterplan area receives a CIL nil rate due to the developmental nature of the land being abnormal, although the Mayoral CIL of £20 per sq m is still payable.
- From April 2015 there will be restrictions on how many S106 Agreements are pooled together and these will be limited to five agreements.
- If agreed the report will proceed to Cabinet, full Council and be published for public consultation thereafter.

IN RESPONSE the following comments were received:

- A request was received to separate takeaways and betting shops and charge them at the higher rate of £120 per sq m. Advice received was that the CIL rates must be based on viability evidence, the Council cannot distinguish betting shops and takeaways from other shops in the High Street and that CIL is not a system used to discourage development.
- CIL tariff only applies to net increases in floorspace and use of existing floorspace will not attract a CIL charge.
- Viability compared to other neighbouring Boroughs was requested and a sheet to compare CIL rates was circulated. It was noted that the

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Borough's north of us have higher rates but they do not have to pay the Mayor's CIL.

- It was agreed that CIL is not the correct process to manage development. Such decisions are addressed in the Development Management Document which is due to go to Full Council in the Autumn.

AGREED that the Enfield Community Infrastructure Levy Draft Charging Schedule go to Cabinet and Full Council for approval, at the same time as the Development Management Document.

AGREED the recommendations as set out in the Community Infrastructure Levy report.

## **6**

### **MINUTES FROM THE MEETING HELD ON 27TH FEBRUARY 2014**

AGREED that the minutes of the Local Plan Cabinet Sub-Committee held on 27<sup>th</sup> February 2014 be confirmed.

## **7**

### **DATE OF NEXT MEETING**

AGREED that the next Local Plan Cabinet Sub-Committee meeting be held on Thursday 11<sup>th</sup> September 2014.