FULL COUNCIL REPORT

Date Written | 7 April 2014
Report Author | Craig Watkins
Service Area | Town Planning
Exempt/Non Exempt | Non Exempt
Committee Date | 23rd April 2014

To: Mayor, Ladies and Gentlemen

Community Infrastructure Levy – Adoption and Implementation

PURPOSE OF THE REPORT:

To seek Council approval to adopt the Community Infrastructure Levy Charging Schedule and associated documents with an implementation date of June 2nd 2014.

1.0 INTRODUCTION AND BACKGROUND

1.1 At a meeting of Full Council on 9th October 2013, the Draft Charging Schedule and associated documents were approved for submission to the Planning Inspectorate for a joint examination with Caerphilly County Borough Council.

1.2 The examination hearing took place on January 14th 2014 and the Council received the Examiners Report on February 20th 2014. The report is attached as Appendix 1 to this report and recommends the approval of the Charging Schedule subject to three modifications.

2.0 CIL CHARGING SCHEDULE

2.1 The modifications made by the Examiner are binding and the Schedule cannot be adopted without making these changes. The modifications can be summarised as follows (and seen in the Charging Schedule attached as Appendix 2 to this report):
• That the residential CIL charge in the Lower Valley charging zone be reduced to £0 psm.
• That the name of the ‘Lower Valley’ charging zone be inserted on the Residential Charging Zone plan (in place of ‘Treharris and Trelewis’) for clarity.
• That the CIL charge for primary healthcare development be reduced to £0 psm.

2.2 These changes mean that there is only a charge on residential development in the main Merthyr Tydfil settlement, and that the only commercial uses to be charged are A1 and A3 retail uses.

3.0 NEXT STEPS

3.1 The Town Planning Division is currently working on the arrangements for collection and governance of the CIL monies. As CIL is to be paid on the commencement of development, it is unlikely that the Council will see significant CIL monies being paid until 6 months to a year after the implementation date. An implementation date of June 2nd is proposed in order to set up the system for collection of CIL monies.

3.2 A Working Group consisting of different departments within the Council was set up early on in the CIL process and it is anticipated that this group will continue to meet on a regular basis in order to make recommendations to Council as to what CIL receipts should be spent on.

4.0 FINANCIAL IMPLICATION(S)

4.1 Once CIL is implemented, the Council will be able to recover up to 5% of the total CIL receipts in order to cover its costs of implementing and administering the Levy.

5.0 SINGLE INTEGRATED PLAN AND SUSTAINABILITY IMPACT SUMMARY

5.1 The Single Integrated Plan and Sustainability Impact Assessment has been completed and the proposals positively impact on a number of aspects of the Single Integrated Plan, including improving the financial sustainability of public services and helping to create a vibrant, attractive, safe and sustainable place to live, work and visit. No negative impacts have been identified.

6.0 EQUALITY IMPACT ASSESSMENT

6.1 An Equality Impact Assessment (EqIA) has been updated for the purpose of this report. A copy of the EqIA is available from the author.
7.0 RECOMMENDATION(S) that

7.1 The Community Infrastructure Levy Charging Schedule and associated documents be adopted with an implementation date of June 2\textsuperscript{nd} 2014.

ELLIS COOPER
CORPORATE DIRECTOR CUSTOMER SERVICES

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Consultation has been undertaken with Executive Board in respect of each proposal(s) and recommendation(s) set out in this report.