

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on
Wednesday 12 November 2014 at 9.15am**

PRESENT: Cllr M Stokell (Vice Chairman in the Chair) Cllr M Deacon
 Cllr D Savage (Deputy Mayor) Cllr Jon Garfield
 Cllr S Bird Cllr J Sennington

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs R Jones (Technical Advisor)

IN ATTENDANCE: Cllr Jan Garfield

347. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Morris, Cllr A Smith, Cllr C Webb and Cllr K Williams.

Cllr M Deacon gave apologies in advance of leaving the meeting at 10.30am to attend to other business.

348. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute No.	Nature of Interest
Cllr S Bird	351	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Deacon	351	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr D Savage	351	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr J Sennington	351	Local Non-Pecuniary (Suffolk Coastal District Council Member)

349. REQUESTS FOR DISPENSATIONS

There were none.

350. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that:

The Minutes of the Plans Committee Meeting held on 29th October 2014 be signed by the Chairman as a true record.

351. COMMUNITY INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE CONSULTATION

Following careful consideration of the documents and background data, the following response to the Community Infrastructure Levy Draft Charging Schedule was proposed:

FTC is generally of the opinion that CIL is a complicated mechanism providing for developer financial contributions to infrastructure requirements across the Suffolk Coastal District. However, having witnessed the difficulty that the local authority has had realising S106 contributions from developers benefitting from existing planning consents, especially within schemes in Felixstowe, FTC feels that CIL is generally a more transparent and potentially more reliable and deliverable source of contributions.

FTC understands that SCDC has commissioned a significant amount of research work by virtue of the reports published from Navigus Planning relating to the Infrastructure Delivery Plan and the viability study by Peter Brett Associates cited in the CIL background document. Nevertheless, FTC does not feel it is in a position to comment on the validity of this technical information in relation to the 5 specific questions in the consultation questionnaire but would like to make some general observations.

FTC has understood the basis on which the differing charging rates across the district have been calculated but feels that this may lead to a disproportionate amount of development planned for the lower value areas like Felixstowe which has been rated cheaper than the more rural areas and some market towns.

Whilst recognising that there is a need for investment locally, FTC is concerned whether the appropriate types of housing mix which is so desperately needed can still be achieved if CIL is in place whilst welcoming that smaller residential units, sheltered accommodation and social housing will be exempt.

There is some concern that CIL may be a disincentive for developers and that some of the marginal schemes which may have been designed for brownfield or more challenging sites may not be pursued as a result.

FTC is keen to endorse the regular review of the Regulation 123 list relating to infrastructure items which can be funded by CIL monies and endorses the periodic review of the charging schedule itself.

It was RESOLVED that these comments be submitted in response to the consultation.

It being 10.30am, Cllr M Deacon left the meeting at this point.

352. CORRESPONDENCE

Committee noted that Cllr Jan Garfield; Cllr J Sennington; Cllr S Bird; Cllr M Morris; and the Town Clerk, had been appointed as the Town Council representatives on the Felixstowe Peninsula Area Action Plan Working Group.

The first meeting of the Group was provisionally scheduled to take place on Monday 8 December and further updates would be provided to this Committee in due course.

353. CLOSURE

The meeting was closed at 10.37am. The date of the next meeting was confirmed as being Wednesday 26th November at 9.15am.

Date: _____

Chairman: _____