

**MINUTES of the meeting of Planning, Transport and Regeneration  
Overview and Scrutiny Committee held on 06 November 2012 at 7.00pm**

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**Present:** Councillors Gerard Rice (Chair), Garry Hague (from 7.03), Charles Curtis, Sue Gray, Tom Kelly and Richard Speight

**In attendance:** David Bull – Director of Planning & Transportation  
Paul Clark – Principal Planner  
Matthew Essex – Head of Regeneration  
Andrew Millard - Head of Planning & Transportation  
Astra Olinski – Finance Officer  
Kenna-Victoria Martin - Senior Democratic Officer

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**1 Apologies for Absence**

There were no apologies for absence.

**2 Minutes of the previous Meeting**

The Minutes of the Planning, Transport and Regeneration Overview and Scrutiny Committee held on 05 September 2012 were approved as a correct record.

**3 Items of Urgent Business**

There were no items of urgent business.

**4 Declaration of interest**

a) Interests

No interests were declared.

b) Whipping

No interests were declared.

**5 The Community Infrastructure Levy**

The Head of Planning and Transportation gave a brief introduction to the report, explaining that The Community Infrastructure Levy (CIL) was a new charge which local authorities could choose to levy on most types of development in their areas subject to viability considerations.

He continued to inform the Committee that Cabinet had seen two reports on CIL and would need to agree a response to the resulting representations where they concerned viability considerations before the Draft Charging Schedule was finalised and taken forward for independent examination.

Members queried whether it was possible to run CIL and S106 side by side. The Principal Planner informed Members that it was possible to do this, and it might be sensible to use CIL for some infrastructure items and S106 for others.

The Director of Planning and Transportation explained to the Committee that CIL would be advantageous to developers as they would know in advance what contributions they would have to make.

Members enquired how the Council has arrived at the current situation with CIL. Officers explained that the proposed CIL rates are based on viability assessment. The consideration is the broad impact on viability across the Borough, not individual sites.

The Chair questioned what CIL would mean for two areas of the borough for example Tilbury and Chafford Hundred. Officers directed Members to the map on page 37 of the agenda, where it showed that Tilbury was in the low demand area. Officers continued to explain that the rate for housing shown within the report (page 29 3.11) compared to other Local Authorities was relatively low.

The Committee enquired about whether the Council would run CIL and S106 together or merge the two schemes. Officers informed the Committee that with CIL the Council could produce a list of infrastructure items which it intended to fund via CIL. The Council could not then use S106 for these items.

Further to asking questions of Officers on CIL, Members queried how frequently the Council could change its rates and were informed that the Council could change their rate when they saw fit to reflect economic circumstances. However there would have to be a consultation and examination process again.

**Resolved that the Committee noted the contents of the report.**

## **6 Budget 2013/14 – Growth and Saving Proposals**

The Finance Officer explained to the Committee that the current deficit was £3.483million and that changes to budget could be found on page 57 of the agenda. Members enquired whether the loss of the Morrison's contract would lead to loss of staff; the Committee were informed that this would not be case.

The Committee enquired into the ICT savings, Officers explained that the Planning and Transportation Department along with Public Protection Department used a system called Uniform and believed that they could save money within this remit.

**Resolved that the Committee noted and reviewed the proposals for budget growth and savings in 2013/14 and future years set out in the appendices to this report.**

## **7 Work Programme**

The Committee discussed future items they wished to look at and suggested the following:

- Local Highway Infrastructure
- An update on DP World

**The meeting finished at 7.50.**

Approved as a true and correct record

**CHAIRMAN**

**DATE**

**Any queries regarding these Minutes, please contact  
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