

Planning committee 14.06.16

Addendum note for items 5.1 and 5.2

The Housing and Planning Act 2016 received Royal Assent on 12 May 2016. This Act requires local authorities to include in committee reports details of the financial benefits associated with the planning application. This could, for example cover financial benefits such as income from the community infrastructure levy, and grants or other financial assistance from Government, such as the New Homes Bonus. A financial benefit must be recorded regardless of whether it is material to an authority's decision on a planning application, but the officer will need to indicate their opinion as to whether the benefit is material to the application or not.

Item 5.1:

The proposal would create employment opportunities associated with the operation of the proposed micropub. This is a material consideration in relation to this application.

Item 5.2:

The proposal involves the change of use to 12 flats for supported living.

The Government pays New Homes Bonus to local authorities to assist them with costs associated with housing growth and payments were first received in the financial year 2011/12. The payments are based on the net addition to the number of dwellings delivered each year, with additional payments made to encourage bringing empty homes back into use, and the provision of affordable homes. Granting consent for new dwellings therefore increases the amount of New Homes Bonus, which the Council will potentially receive.

As the system currently stands, for North Tyneside, for the new increase in dwellings built in 2016/17, the Council will receive funding for the six years from 2018/19. It should be noted, however, that the Government are currently reviewing the operation of the New Homes Bonus Scheme, including reducing the numbers of years for which payments are made. This was outlined in the Government Consultation paper "New Homes Bonus: sharpening the incentive: technical consultation", which they issued in December 2017. This Consultation closed on 10 March 2016, and the Government are yet to report their findings.

In addition, the flats will bring in revenue as a result of Council tax.

Members should give appropriate weight amongst all other material considerations, to the benefit accrued to the Council as a result of the monies received from central government.