

**Planning (Development Management) summary report for the quarter
Jul-Sept 2022**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st July to 30th September 2022.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the second quarter of the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 84 cases in the quarter. These are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks/PPA target

Decisions in quarter	Jul-Sept 2022	Government Target	2021/2022 Total
1	100%	60%	100%

The sole case was determined outside the statutory period but was subject to an agreed extension of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2022	Government Target	2021/2022 Total
18	83.3%	65%	91%

*6 of 18 cases were determined outside the statutory period but 6 were subject to agreed extensions of time and therefore recorded as in time.

'Other' (Including Householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2022	Government Target	2021/2022 Total
78	97.4%	80%	89%

*21 of 78 cases were determined outside the statutory period but 19 were subject to agreed extensions of time and therefore recorded as in time.

2.2 The following table sets out figures relating to appeals allowed against the authority's decision to refuse permission.

% of appeals allowed against the authority's decision to refuse

Government Target	Jul-Sept 2022	Appeal Decisions	Appeals Allowed
40% max	0%	1	0

3. Workload

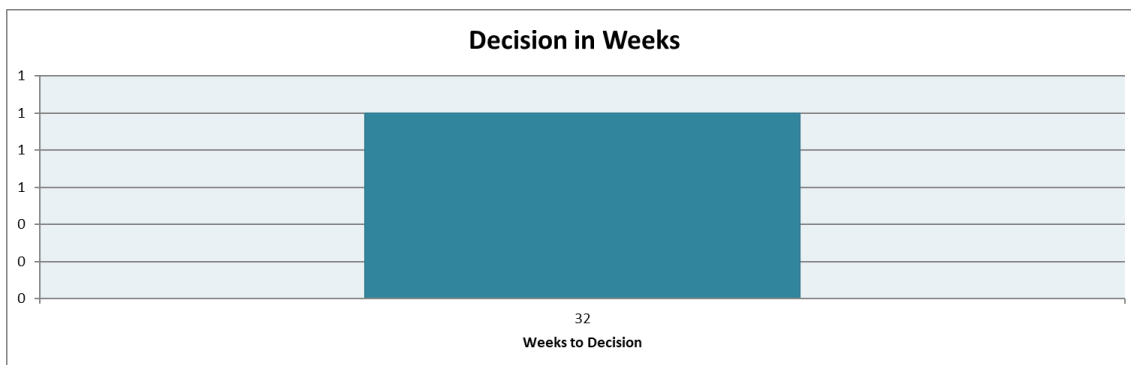
3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2022-2023.

Departmental Work Demand Jul-Sept 2022

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q2	236	51	208	3

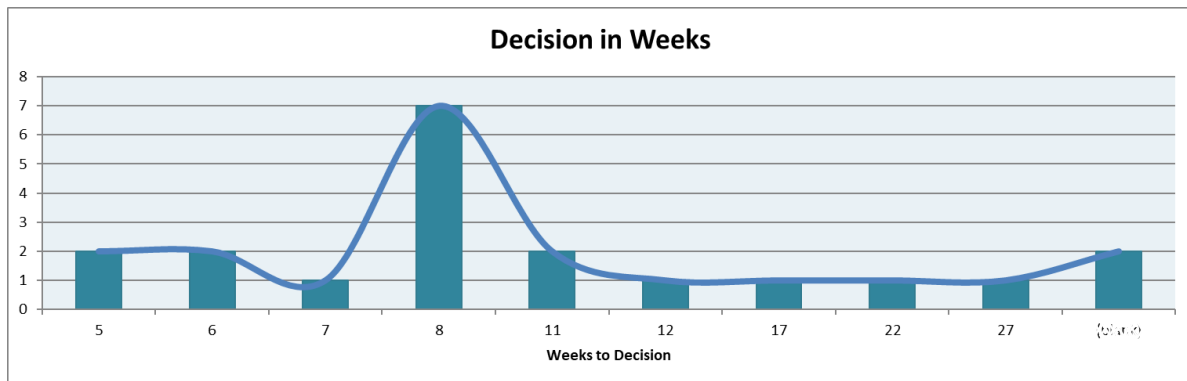
3.2 The following graphs present the time period being taken to determine different types of application in the second quarter of 2022-2023.

Major and small-scale majors Total 1



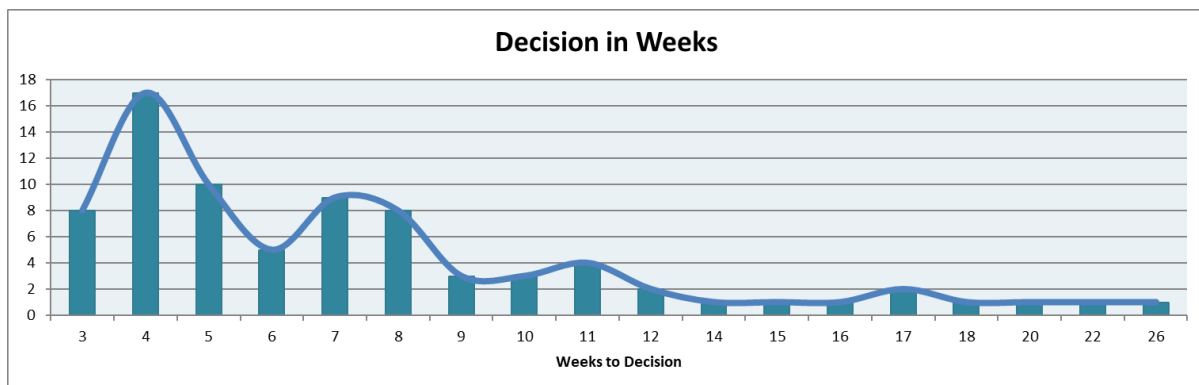
3.3 Performance with regard to Major applications remains above the Government target with the sole case determined in accordance with an agreed extension of time.

Minor (Non householder) applications Total 18



3.4 This second graph illustrates the determination times for minor applications, 83.3% of which were determined within the statutory period or in accordance with agreed extensions of time in the second quarter of 2022-2023.

'Other' (Including Householder) applications Total 78



3.5 This third graph shows that in the second quarter of this financial year the majority of householder applicants (over 90%) received decisions within eight weeks of their validation date or in accordance with agreed extensions of time.

4. Fee Income

4.1 The total planning fee income received for the second quarter was £34,892.21 against a budget estimate of £87,000.

4.2 The total pre-application income received for the first quarter was £6,158 against a budget estimate of £9,000.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Jul-Sept 2022
Contributions received (Rushmoor and Hampshire)~	£116,147.67
Open Space (specific projects set out in agreements)	£12,600.0
SANGS b) Southwood Country Park	b) £31,038.0
SAMM* b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart)	b) £2,793.0 c) £65,454.43 d) £4,262.24
Transport (specific projects set out in agreements)*	£0

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

*SAMM contributions and Transport are paid to Hampshire County Council.

2 new undertakings/legal agreements were signed in the period Jul-Sept 2022.

6. Comment on workload for this quarter

6.1 This quarter year saw no significant change in numbers of application submissions and determinations but a fall in fee receipts. For the first six month of the financial year planning application fees stand at approximately half the estimated level. Whilst this quarter has seen a fall in pre-application receipts, the overall figure for the six month period is only marginally below the estimate. In particular although there are anticipated to be a number of major application submissions during the financial year, there have been no such submissions in Quarters 1. and 2.

7. Wellesley

7.1 There have been 1112 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. Of the remaining two units, one is completed and has up until recently been in use as a show home. The other plot contained a temporary sales and marketing suite, which has now been removed and a house is currently under construction.

- 7.2 Corunna Development Zone (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion and will provide 733 residential units, including six supported housing units 644 of the units are now occupied.
- 7.3 Gunhill Development Zone (Zone E) is located west of the Cambridge Military Hospital and north of Hospital Road. The zone is completed and comprises 107 Private Rented Units, all of which have been occupied.
- 7.4 McGrigor Development Zone (Zone D) is nearing completion. This zone is located to the north of the Cambridge Military Hospital, and to the east of Maida Zone, and will provide a total of 116 residential units. 102 of the units are occupied including the converted curtilage listed buildings of St Michael's House and Cambridge House.
- 7.5 Work continues on site for the first phases of the Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite has been created within the central Admin Block following the sales launch in March 2021. The units within Gunhill House & Water Tower are completed together with some of the units within Cambridge Military Hospital. 31 units are now occupied within the CMH Development Zone.
- 7.6 Taylor Wimpey has commenced work on the next phase of development at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones, following permission granted on the 27th May 2021 for 430 dwellings. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park. The Council is currently considering various detail submissions in relation to the permission. A sales and marketing suite has been approved and is operating on Hope Grant's Road (East).
- 7.7 A Design Code Document 3 has been submitted in respect of Knollys & Pennefathers Zones and is currently being considered. The DCD3 will require approval prior to the submission of any Reserved Matters Applications. Zones (F & G) are located to the south of Corunna Zone to the west of the Aldershot Centre for health. The combined zones would provide 145 residential units.

8. Items Deferred for decision following Committee Consideration

- 8.1 A list of decisions taken by this committee which have been deferred for subsequent decision, and their current status, is included as Appendix I.

9. Recommendation

- 9.1 That the report be NOTED

Tim Mills
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BACKGROUND PAPERS: None.

Appendix I

Matters Deferred from DMC for subsequent Decision etc.

Committee Date	Site	Outcome
26/5/2021	Victoria Rd/Arthur Street 21/00235/FULPP	Subject to S.106 or other arrangement Housing co. application. No time limit. Legal mechanism agreed, permission not issued yet as tied to transfer of land which is subject of ROED with Legal/Exec Director for agreement
15/9/2021	G Force Tyres, Ash Road	Two enforcement notices issued and complied with. (an update following an officer site visit will be included on the amendment sheet for DMC 9th November 2022)
20/7/2022	63 Cambridge Rd East 21/00980	Revised scheme approved, Awaiting Legal Agreement – deadline 30th September ‘unless otherwise agreed... etc’
20/7/2022	Briarwood, Sorrel Close 22/00390/FULPP	Awaiting Legal Agreement – deadline 2nd September ‘or such later date etc...’
20/7/2022	9A Wellington Street 22/00390/FULPP	Subject to S.106 or other arrangement Housing co. application. No time limit. Contribution paid. Legal confirmation mechanism

		awaited, permission not issued yet.
17/8/2022	Aldershot Bus Station 22/00029/FULPP	Awaiting Legal Agreement. Deadline 31 st August 'or such other...etc.'
17/8/2022	Phase 5 North Town 22/00282/FULPP	Awaiting Legal Agreement. Deadline 31 st October (extension)
14/9/2022	242-244 Farnborough Road 22/00402/FULPP	Awaiting Legal Agreement. Deadline 5 th December
12/10/2022	209-211 Lynchford Road 22/00480/FULPP	Awaiting Legal Agreement. Deadline 10 th November 'unless otherwise agreed etc..'