

**Planning (Development Management) summary report for the quarter
Apr-Jun 2017**

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 April to 30th June.

2. Planning Applications

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter. We are required to provide the government with statistical returns in relation to these categories. It should be noted that the returns required by government do not include a number of application types including applications for certificates of lawfulness, applications for prior approval for larger householder extensions, applications for the approval of details pursuant to conditions and applications to fell or carry out works to TPO trees. These applications however constitute a significant source of demand on our service, numbering 103 cases in the quarter, and 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	Apr-Jun 2017	Government Target	2016/2017 Total
5*	100%	60%	94%

Whilst 2 of the 5 decisions were issued after the 13 week period, both were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2017	Government Target	2016/2017 Total
34	85%	65%	75.7%

Whilst 10 of the 34 applications were issued after the 8 week period, five were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

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

Decisions in quarter	Apr-Jun 2017	Government Target	2016/2017 Total
118	96.6%	80%	95.4%

- 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

2016/2017 Total	Government Target	Apr-Jun 2017	Appeal Decisions
20%	40% max	0%	3

3. Workload

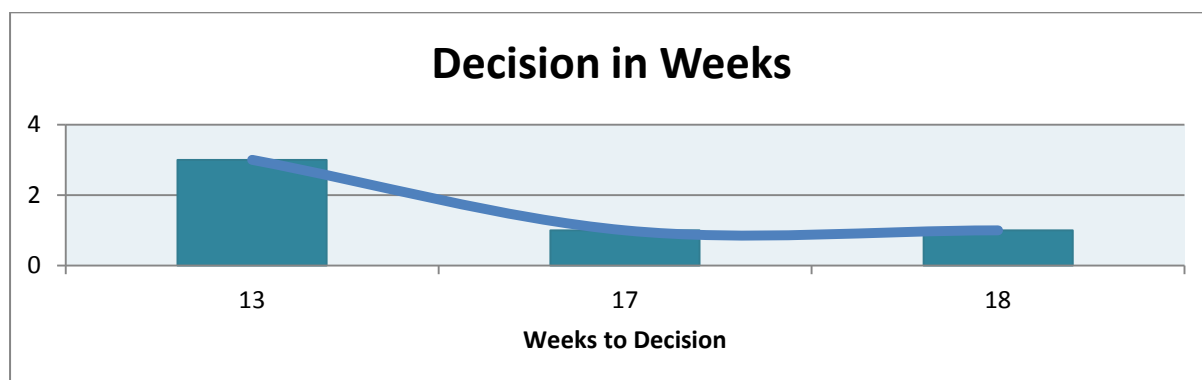
3.1 This section deals with workload demand on the Development Management Section in the past three months and the full year.

Departmental Work Demand Apr-Jun 2017

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
282	110	2773	279	2

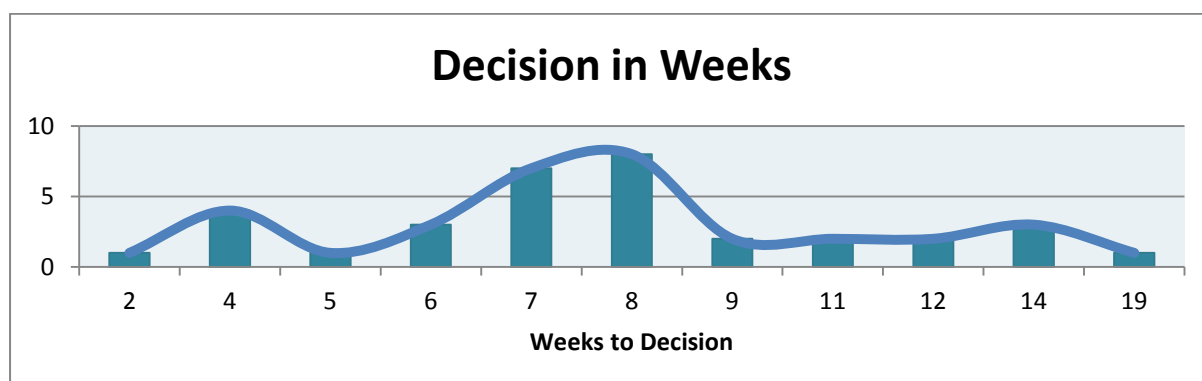
3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 5



3.3 Performance with regard to Major applications remains buoyant with all five cases either determined within the statutory 13 week period, or the subject of agreed extensions of time.

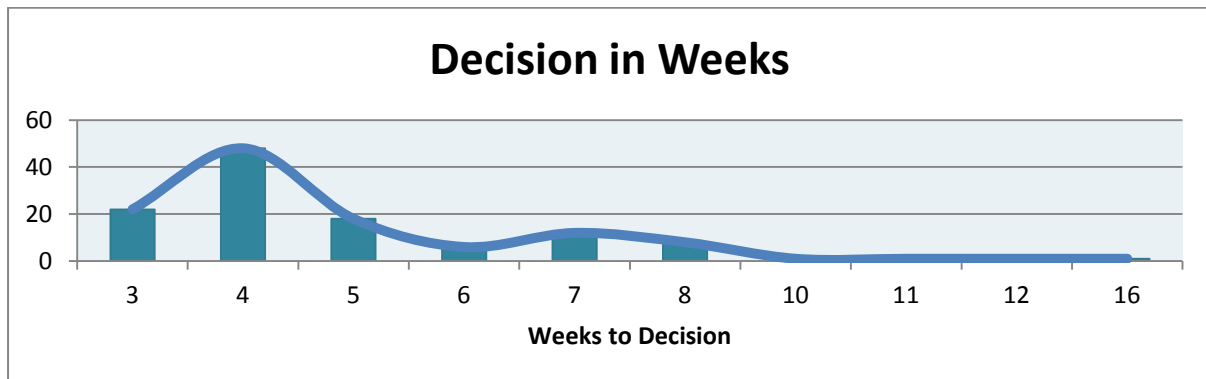
Minor (Non householder) applications Total 34



3.4 This second graph illustrates the determination times for minor applications, 85% of which were determined within the statutory date or in accordance with

agreed extensions of time.

'Other' (Including Householder) applications Total 118



3.5 This third graph shows that in the final quarter of this financial year the majority of householder applicants have continued to receive decisions in the third and fourth weeks after their validation date.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £129,628.

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	Apr-Jun 2017
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£968,208.54
Open Space (specific projects set out in agreements)	£54,807.20
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £443,430.00 b) £272,870.00 c) £21,970.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £48,522.00 b) £29,856.00 c) £2,403.00 d) £0
Transport (specific projects set out in agreements)*	£399,324.77

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

*Contributions relating to Hawley Meadows SANG, plus SAMM and Transport are paid to Hampshire County Council.

5.2 Eleven new undertakings/legal agreements were signed in the period April-

June 2017.

6. Comment on workload for this quarter and year

- 6.1 This first quarter saw sustained application levels, and fee income for this quarter exceeding the budgeted estimate for two of the three months. This is a product of timing decisions taken by applicants in respect of major schemes.
- 6.2 Payment for pre-application discussions and meetings commenced on 1st February 2017, one month into the previous quarter. The currently reported quarter shows total receipts of £7,439.40. If this continued on a pro-rata basis it would imply potential receipts £29,757.76 for a full twelve month period. Two points of relevance should be noted.
- These receipts are subject to VAT at 20% meaning the actual receipt from a householder charge of £35.00 is £29.17, a minor development charge of £200.00 is £166.67 and a Major development charge of £600.00 is £500.00.
 - During the first quarter when charges were introduced, the level of pre-application cases fell from the established level of 200-250 per quarter, to 127. This pattern appears to have continued with the figure for the currently reported quarter being 110, this appears to be further evidence of a deterrent effect on 'casual' pre-application enquiries as a result of charging.

7. Wellesley

- 7.1 Progress on the first residential phases of Wellesley continues and Maida Development Zone A (which will provide 228 residential units) is at an advanced stage of construction. To date there have been 178 practical completions, of which 177 units are now occupied. 59 of the occupied units provide affordable housing.
- 7.2 Works will shortly commence on site for Phases B1 and B2 of Corunna Zone B. The Corunna Development Zone is located to the west of Maida on the opposite side of Queen's Avenue. A scheme for 277 dwellings was approved in March 2017 and the relevant pre-commencement details have been submitted for approval and are currently being processed.
- 7.3 A Reserved Matters Application for 116 dwellings at McGrigor Zone D was registered on 23rd June 2017 and is currently being considered. The McGrigor zone is located directly north of the Cambridge Military Hospital Zone C. Associated approved demolition work has now been carried out on site in preparation for redevelopment.
- 7.4 An application for the demolition of various buildings with Pennefathers (Zone G) and Knollys (Zone F) Development Zones (with the Aldershot Military Town Conservation Area) has recently been registered and is under consultation. Applications for the approval of Design Code 3 Documents for each of these zones is expected to be submitted within the next 6 months.

7.5 The Western Primary School is now under construction and is due to open September 2018.

8. Recommendation

8.1 That the report be NOTED

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BACKGROUND PAPERS: There are no background papers.