

**Planning (Development Management) summary report for the quarter  
Jul-Sept 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 1<sup>st</sup> July to 30<sup>th</sup> September.

**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, certificates of lawful development, 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 96 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	Jul – Sept 2017	Government Target	2016/2017 Total
8*	100%	60%	94%

\*Whilst 5 of the 8 decisions were issued after the 13 week period, these were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

Minor Applications determined within 8 weeks

Decisions in quarter	Jul – Sept 2017	Government Target	2016/2017 Total
24	71%	65%	75.7%

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

Decisions in quarter	Jul – Sept 2017	Government Target	2016/2017 Total
96	96%	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	Jul – Sept 2017	Appeal Decisions
20%	40% max	0%	0

### 3. Workload

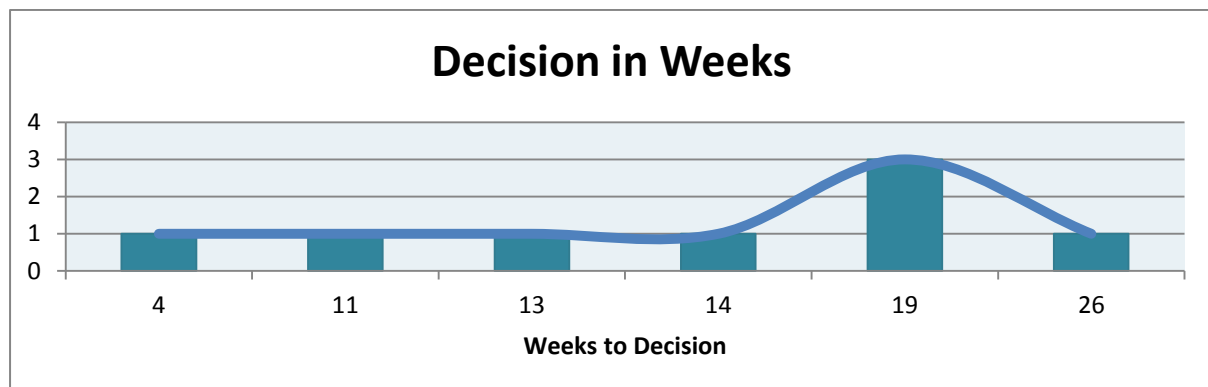
3.1 This section deals with workload demand on the Development Management Section in the past three months and the full year.

Departmental Work Demand Apr-Jun 2017

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
273	79	2554	240	1

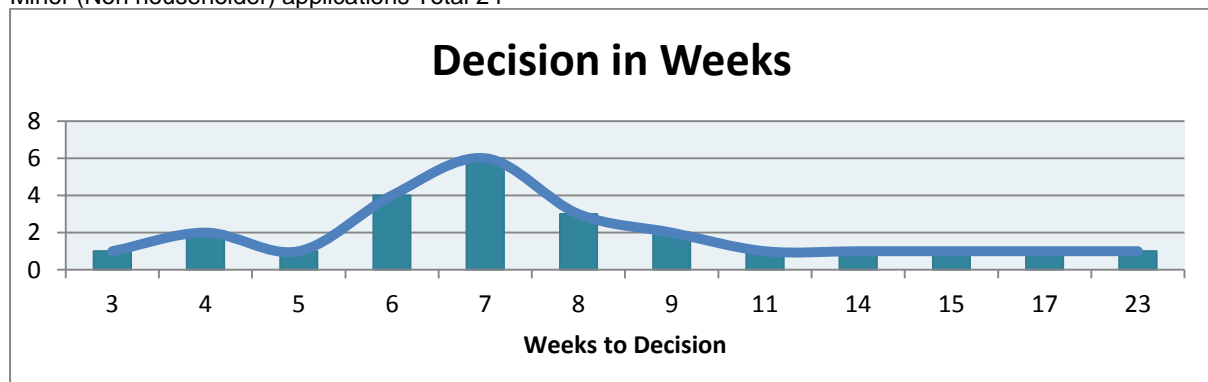
3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 8



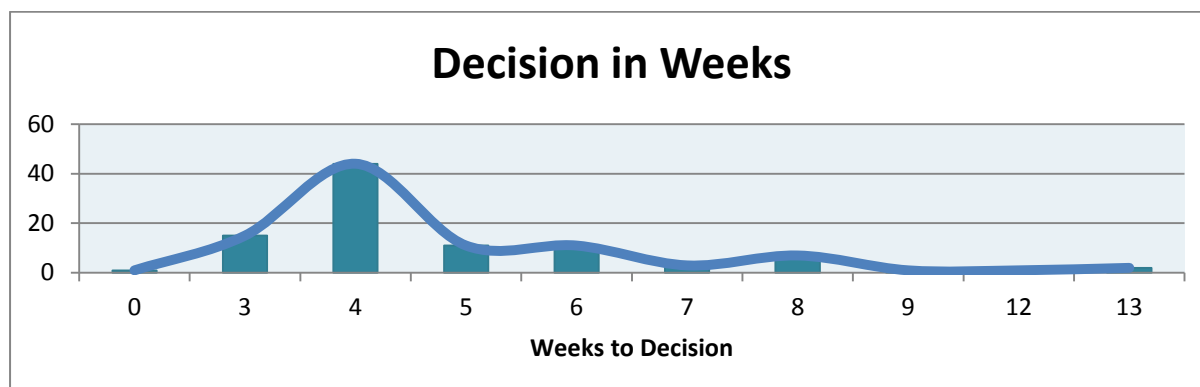
3.3 Performance with regard to Major applications remains buoyant with all eight cases either determined within the statutory 13 week period, or the subject of agreed extensions of time.

Minor (Non householder) applications Total 24



3.4 This second graph illustrates the determination times for minor applications, 71% of which were determined within the statutory date.

'Other' (Including Householder) applications Total 96



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 £62,340.

#### 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 2017
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£762,380.62
Open Space (specific projects set out in agreements)	£81,010.62
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £280,020.00 b) £138,840.00 c) £11,310.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £30,650.00 b) £15,185.00 c) £2,232.00 d) £0
Transport (specific projects set out in agreements)*	£190,778.36

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

\*Contributions relating to the Hawley Meadows SANG. SAMM contributions and Transport are paid to Hampshire County Council.

Fourteen new undertakings/legal agreements were signed in the period July-September 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 invariably a product of timing decisions taken by applicants in respect of major schemes.
- 6.2 Payment for pre-application discussions and meetings commenced on 1<sup>st</sup> February 2017. The currently reported quarter shows total receipts of £10,140.00, an increase on the £7,439.40 received in the previous quarter. 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. In the first quarter when charges were introduced, the number of pre-application queries registered fell from 200-250 per quarter, to 127. This pattern has continued with the figures for the subsequent two reported quarters being 110 and 79, this appears to be evidence of some 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 units) is almost completed. There have been 205 practical completions to date, of which 202 units are now occupied. 75 of the occupied units provide affordable housing.
- 7.2 Works have commenced on site for Phases B1 and B2 of Corunna Zone B in relation to a scheme for 277 dwellings (Part Reserved Matters Application approved in March 2017). This zone is located to the west of Maida on the opposite side of Queen's Avenue and pre-application discussions are currently taking place in relation to residential proposals for remainder of the zone. Corunna will provide a total of 706 dwellings.
- 7.3 Works have recently commenced on Gunhill Development Zone E (Reserved Matters Application approved March 2017). This zone is located directly south of Maida and will provide 107 dwellings.
- 7.4 The Reserved Matters Application for 116 dwellings at McGrigor Zone D will be reported the November 2017 Planning Committee for determination. The McGrigor zone is located directly north of the Cambridge Military Hospital Zone C and associated approved demolition work was carried out earlier in the year in preparation for redevelopment.

7.5 The construction of the Western Primary School is well under way and the school is due to open September 2018. It will be called The Cambridge Primary School.

**8. Recommendation**

8.1 That the report be NOTED

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*BACKGROUND PAPERS: There are no background papers.*